



## The Planning Information Newsletter for Aylesbury Vale District



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

Issue 11: September 2012



## 1 Introduction

- 1.1 In this issue we include an update regarding housing land supply; residential and non-residential completions over the year ending 31<sup>st</sup> March 2012 and in the first quarter of the 12/13 year; updates on key development sites in the District; and an update on progress with the Vale of Aylesbury Plan.

## 2 Annual Monitoring Report

- 2.1 We published our latest Annual Monitoring Report (AMR) in December 2011. This covers the monitoring year from 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2011, but it also contains more recent information for some topics. The report is available on our website<sup>1</sup>, or hard copies are available for purchase. Changes brought into effect by the Localism Act mean that we still have to publish monitoring information, but this no longer has to be in the form of a single Annual Monitoring Report. This means that we will be able to publish the information in a more flexible and timely manner. We will be publishing detailed monitoring reports on our website throughout the year, and we will continue to produce Vale Trends as a means of disseminating headline and key information.

## 3 Housing land supply and trajectory

- 3.1 We updated our housing land supply figures and our housing trajectory in September 2012 (to show the situation as at the end of March 2012). The latest information is available on our website (visit <http://www.aylesburyvaledc.gov.uk/local-development-plans/planning-policy/monitoring-info/housing-land-supply-housing-trajectory/> ) or contact us for copies.



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<sup>1</sup> <http://www.aylesburyvaledc.gov.uk/local-development-plans/planning-policy/monitoring-info/annual-monitoring-report/>

- 3.2 These latest figures show that we currently have 3.1 years supply of housing land across the whole of Aylesbury Vale District, when compared against the regional requirement set out in the South East Plan (plus a 5% buffer as stipulated by the National Planning Policy Framework). When disaggregated into Aylesbury and the Rest of District (excluding Aylesbury and North East Aylesbury Vale), the figures are 3.0 years in Aylesbury and 9.2 years in the Rest of District. When our housing supply is compared against the recent completions that have taken place, they indicate that there is sufficient supply to deliver an increased level of housing over the next 5 years, compared to the previous 5 years (a projected annual average of over 1,000 dwellings over 2012 to 2017 compared to a past annual average of 844 dwellings over 2007 to 2012). There were 1,103 dwellings completed in the District in the year ending 31<sup>st</sup> March 2012, which is slightly less than the figure of 1,154 which was estimated in the previous version of the housing trajectory.
- 3.3 The overall supply of deliverable sites currently stands at 9,169 dwellings. These are sites which either have planning permission, are allocated in the Aylesbury Vale District Local Plan, or are a substantial way along the planning pipeline, and which have been assessed as having a reasonable prospect of housing being delivered on the site. The site east of Aylesbury for a new urban extension comprising 2,450 homes (see paragraph 7.3) is included in the deliverable supply. Despite this high total number of deliverable dwellings, the number of years supply remains below 5, because housing market constraints mean that the sites are not all expected to be built out within the next 5 years.

## 4 Vale of Aylesbury Plan



- 4.1 The Localism Act (which gives local communities more control over housing and planning decisions) came into force in November 2011. The Government's National Planning Policy Framework (NPPF) came into force in March 2012. The NPPF replaces all previous national planning guidance in the form of Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs).
- 4.2 In 2011, we carried out an extensive programme of engagement with parish and town councils on the subject of neighbourhood planning. A number of town/parish councils (Wing, Chilton, Quainton, Buckingham and

Great Horwood) have decided to go ahead with the preparation of a neighbourhood plan for their parish, and others are likely to also decide to do so. We also asked parish and town councils to feed back information to us about the level of development their community may wish to see. This is an important part of the evidence base for the Vale of Aylesbury Plan.

- 4.3 A number of forums were held in September 2011 with district and parish/town councillors, representatives of community groups, and other technical and professional stakeholders. The purpose of these forums was to present the findings of the Housing and Economic Growth Assessment carried out by the consultants G L Hearn and to give the opportunity for discussion regarding the possible homes and jobs targets and how these might be apportioned across the District.
- 4.4 In December 2011 and January 2012 we carried out a full public consultation which was focused on the number of new jobs and homes that should be planned for in the District, and the broad distribution of where the new homes should go. The options and scenarios put forward in the consultation document were based on the work carried out by G L Hearn and the comments made during the September forums. A sustainability appraisal of the options was also consulted on.
- 4.5 A further round of stakeholder forums was held in March 2012. The purpose of these forums was to provide feedback on the results of the public consultation, and to obtain the views of stakeholders on the draft aims of the Vale of Aylesbury Plan and the draft approach to shaping the economic elements of the Plan. Stakeholders were also given the opportunity to put forward their comments and thoughts regarding the general development management policies to be included in the Plan.
- 4.6 On 14<sup>th</sup> August 2012 a report was presented to the Council's Cabinet<sup>2</sup> setting out a revised proposed approach to developing the Vale of Aylesbury Plan, a draft set of plan aims, growth levels (jobs and homes) to consider and be tested in more detail, and a draft approach as to how these growth levels are to be distributed across the District. We are now proposing to develop the Plan in a number of parts:

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<sup>2</sup> <http://committees.aylesburyvaledc.gov.uk/committees/committees.aspx?commid=74&meetid=1388>

## Vale Trends - The Planning Information Newsletter for Aylesbury Vale District

- Strategy - this document will set out housing and jobs targets, along with apportionment across the District. No allocations will be set out. It is anticipated that the pre-submission publication will be by the end of 2012, and that the document will be adopted mid-2013.
  - Delivery (Development Management) - this document will set out revised development management policies for the entire district. It is anticipated that this will be adopted late 2013/early 2014.
  - Allocations - any allocations required will be developed via neighbourhood plans or locally focused planning documents.
- 4.7 In parallel with work on the strategy element of the Vale of Aylesbury Plan, we are also progressing work on a Community Infrastructure Levy (CIL). This should result in CIL being in place towards mid/late 2013.
- 4.8 Our Local Development Scheme (which sets out the timetable for development of the Vale of Aylesbury Plan) will be updated in the near future to reflect the approach set out in paragraph 4.6 above. The revised document will be available on our website.
- 4.9 Further information regarding the Vale of Aylesbury Plan is available on our website. We are also publishing a series of newsletters to keep communities, parish and town councils up to date. These are available to download from:  
<http://www.aylesburyvaledc.gov.uk/local-development-plans/planning-policy/vale-of-aylesbury-plan-/vale-aylesbury-plan-newsletters/>
- 4.10 For further information on the Vale of Aylesbury Plan contact our Plans Team:  
[valeplan@aylesburyvaledc.gov.uk](mailto:valeplan@aylesburyvaledc.gov.uk) or telephone 01296 585435.



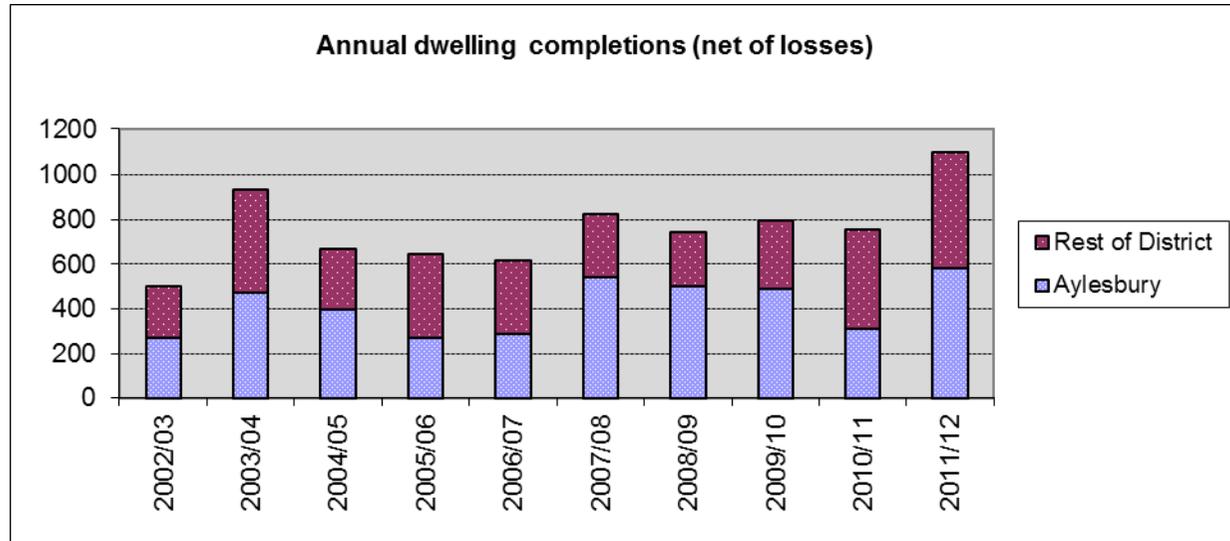
## 5 Annual completions

5.1 In this section, we provide a summary of information about completions of residential and non-residential development that have occurred in the year ending 31<sup>st</sup> March 2012. More detailed information will be available in the monitoring reports to be published on our website.

5.2 Dwelling completions (net of demolitions and losses through conversion) in this year were as follows:

	Year ending 31 <sup>st</sup> March 2012
Total dwelling completions (whole District)	1,103
Dwellings completions in Aylesbury	583
Dwelling completions in rest of District	520
% of dwelling completions on previously developed land (whole District)	50%
Number of completions (gross) of new build affordable dwellings (included in total above)	439
Number of flats as % of total dwelling completions	38%

5.3 The number of housing completions this year is the highest achieved since 1990/91 and is substantially higher than in recent years (a 46% increase on the number completed in 2010/11). This is mainly because the major development area at Berryfields is now in full swing, at the same time as the major development area at Buckingham Park and a number of large brownfield sites are nearing completion. The graph below shows the total number of dwellings completed each year over the last ten years:



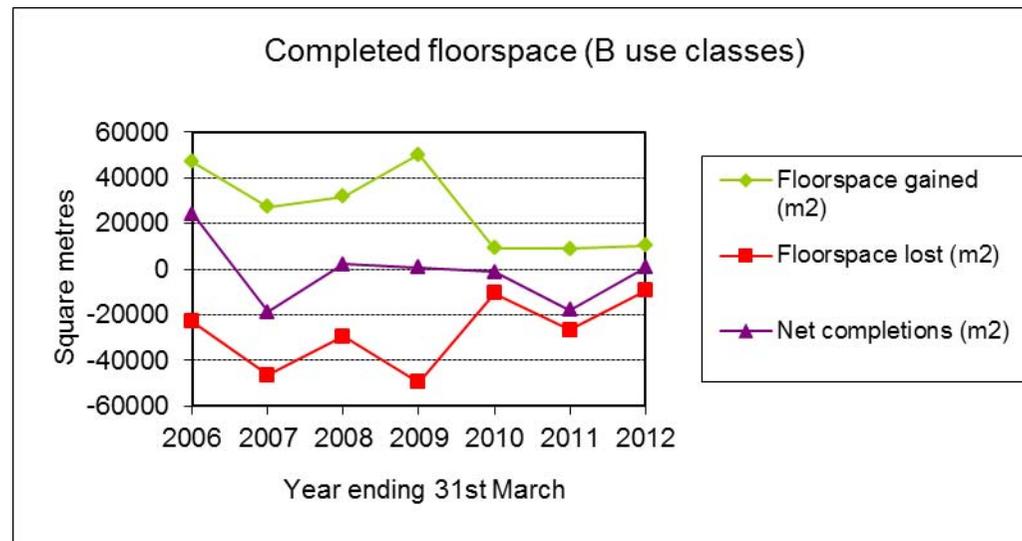
- 5.4 The main contributors (sites with over 50 completions) in the 2011/12 year were:
- Berryfields, Aylesbury (New Berry Vale and Eden @ Berryfields) - 160 completions;
  - Former Schwarzkopf site, Penn Road, Aylesbury (Grand Central) - 111 completions;
  - Former Princess Mary's Hospital site, Wendover (Princess Mary Gate) - 104 completions;
  - Weedon Hill, Aylesbury (Buckingham Park) - 95 completions;
  - Former Stoke Mandeville Hospital site, Aylesbury (The Avenue and The Green) - 78 completions;
  - Land off Bridge Street, Buckingham (Candleford Court) - 77 completions;
  - Land off Verney Road/Furze Lane, Winslow (The Glade) - 65 completions;
  - Castlemead, Pitstone - 61 completions;
  - Moreton Road, Buckingham (The Hedgerows) - 55 completions.

- 5.5 As well as housing permissions and completions, we also monitor industrial, commercial, retail and other non-residential development<sup>3</sup>. The completed floorspace in the year ending 31<sup>st</sup> March 2012 comprised the following:

	Year ending 31 <sup>st</sup> March 2012		
	Floorspace gained (m <sup>2</sup> )	Floorspace lost (m <sup>2</sup> )	Net floorspace (m <sup>2</sup> )
A use classes (shops, financial & professional services, restaurants & cafes, drinking establishments, hot food take-away)	3,410	3,114	296
B use classes (business, general industrial and storage & distribution)	10,273	9,507	766
C use class (hotels, residential institutions)	2,951	3,162	-211
D use classes (non-residential institutions and assembly & leisure)	7,026	2,487	4,539
Other uses	24,219	72	24,147
Total	47,879	18,342	29,537

- 5.6 The graph below shows the trend in completions of B use floorspace over the last few years. It can be seen that there has been little net gain.

<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, C1, C2, D1, and D2; we record other employment-generating use classes (sui-generis) as "other".



5.7 Large contributors to gains and losses (over 1,000m<sup>2</sup> net) in industrial, commercial, retail and other floorspace were:

- New pit and paddock, pit lane, and associated circuit alterations at Silverstone motor racing circuit (gain of 21,794m<sup>2</sup> other floorspace).
- Completion of 4,510m<sup>2</sup> B1/B2/B8 floorspace at Halton Brook business park, Weston Road, Aston Clinton. This is the first phase of redevelopment of the former B&M Dairies site, which involved a loss of 7,057m<sup>2</sup> B8 floorspace.
- Conversion of former dairy to B2 use (retrospective planning permission) at Lower Bridge Farm, Addington (gain of 2,991m<sup>2</sup> B2 floorspace).
- Demolition of care home and replacement with care home comprised of self-contained flats (and therefore counted as residential floorspace) at The Elms, Verwood Road, Aylesbury (net loss of 1,563m<sup>2</sup> C2 floorspace).
- Erection of replacement nursery building (retrospective planning permission) at Chiltern View Nurseries, Wendover Road, Stoke Mandeville (gain of 1,260m<sup>2</sup> other floorspace).



## 6 Quarterly completions

6.1 This section provides information about completions in the first quarter of the 2012/13 year, and about the amount of development with outstanding planning permission at the end of June 2012.

6.2 Dwelling completions (net of demolitions and losses through conversion) in this quarter were as follows:

	1 <sup>st</sup> April to 30 <sup>th</sup> June 2012
Total dwelling completions (whole District)	341
Dwellings completions in Aylesbury	246
Dwelling completions in rest of District	95
% of dwelling completions on previously developed land (whole District)	46%
Number of completions (gross) of new build affordable dwellings (included in total above)	186
Number of flats as % of total dwelling completions	34%

6.3 The main contributors to completions in this quarter were:

- Berryfields, Aylesbury - 87 completions;
- The Serpentine, Oxford Road, Aylesbury - 90 completions;
- Land at Mill Street, Aylesbury - 23 completions;
- Land at Brickhill Way/Sandstone Close, Calvert Green - 43 completions.

6.4 The table below shows the number of dwellings with valid planning permission, and the number of dwellings under construction at the end of the quarter:

	As at 30 <sup>th</sup> Jun 12
Number of dwellings with valid planning permission <sup>4</sup>	5,552
Number of dwellings under construction	803

- 6.5 The sites with the most number of dwellings under construction as at 30<sup>th</sup> June 2012 were as follows:
- Berryfields, Aylesbury - 199 dwellings under construction;
  - Weedon Hill, Aylesbury (Buckingham Park) - 86 dwellings under construction;
  - Former Princess Mary's Hospital site, Wendover (Princess Mary Gate) - 60 dwellings under construction;
  - Gatehouse Quarter, Bicester Road, Aylesbury - 58 dwellings under construction.
  - Land to south of A421 and east of A413, London Road, Buckingham (Windsor Park) - 41 dwellings under construction
- 6.6 The non-residential floorspace completed in the quarter was as follows:

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<sup>4</sup> 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. In particular, the site east of Aylesbury for 2,450 dwellings is counted in the deliverable supply, but does not yet have planning permission. See our Housing Land Supply document (weblink given in paragraph 3.1 above) for further information on all sites counted in our projected supply.

	1 <sup>st</sup> April to 30 <sup>th</sup> June 2012		
	Floorspace gained (m <sup>2</sup> )	Floorspace lost (m <sup>2</sup> )	Net floorspace (m <sup>2</sup> )
A use classes (shops, financial & professional services, restaurants & cafes, drinking establishments, hot food take-away)	132	355	-223
B use classes (business, general industrial and storage & distribution)	12,436	0	12,436
C use class (hotels, residential institutions)	149	550	-401
D use classes (non-residential institutions and assembly & leisure)	395	397	-2
Other uses	118	0	118
Total	13,230	1,302	11,928

- 6.7 This gain in completed B use floorspace is significant, particularly given that there has been very little net gain in B use floorspace over the last few years. Two sites in particular have contributed to this gain:
- Erection of new AVDC office at The Gateway, Gatehouse Road, Aylesbury (gain of 4,065m<sup>2</sup> B1 floorspace).
  - Construction of 15 B1 light industrial units at Henwood Farm, Biddlesden (gain of 7,900m<sup>2</sup> B1 floorspace).
- 6.8 The table below shows the floorspace with valid outstanding permission (for non-housing development) at the end of the quarter:

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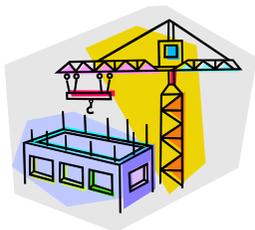
	As at 30 <sup>th</sup> June 2012		
	Floorspace gain (m <sup>2</sup> )	Floorspace loss (m <sup>2</sup> )	Net floorspace (m <sup>2</sup> )
A use classes (shops, financial & professional services, restaurants & cafes, drinking establishments, hot food take-away)	39,409	17,684	21,725
B use classes (business, general industrial and storage & distribution)	359,433	55,982	303,451
C use class (hotels, residential institutions)	35,883	14,959	20,924
D use classes (non-residential institutions and assembly & leisure)	106,753	39,157	67,596
Other uses	31,734	7,666	24,068
<b>Total</b>	<b>573,212</b>	<b>135,448</b>	<b>437,764</b>

The amount of floorspace with planning permission is continuing to rise: compared to the end of June 2011, there has been an increase of over 193,600m<sup>2</sup> (or nearly 80%) in the net figure. This is mainly due to the permissions granted at Aston Clinton for the Arla dairy and associated development (a total of 173,600m<sup>2</sup> new floorspace).

- 6.9 The most significant sites with permission at the end of June 2012 in terms of floorspace size (net gain or loss over 15,000m<sup>2</sup>) are:
- Dairy and associated offices and facilities to the east of College Road North, Aston Clinton (gain of 82,783m<sup>2</sup> B8 floorspace and 3,493m<sup>2</sup> B1(a) floorspace). This development is under construction.
  - B2/B8 development on land to north west of east of College Road North, Aston Clinton (gain of 41,806m<sup>2</sup> floorspace).

- B8 development comprising regional distribution centre on land to north of east of College Road North, Aston Clinton (gain of 23,226m<sup>2</sup> floorspace).
- B2/B8 industrial development and ancillary B1(c) light industrial development with ancillary offices on land to south of east of College Road North, Aston Clinton (gain of 22,297m<sup>2</sup> floorspace).
- 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).
- Demolition of existing buildings and erection of commercial buildings at Westcott Venture Park, Westcott (gain of 9,290m<sup>2</sup> B1 floorspace, 4,645m<sup>2</sup> B2 floorspace and 13,935m<sup>2</sup> B8 floorspace; and loss of 6,165m<sup>2</sup> B1 floorspace).
- The outline permission for Berryfields major development area also includes 9ha for B1/B2/B8 use, and 2.6ha for a neighbourhood centre. Because the detailed floorspace breakdown for these areas is not yet known, they are not included in the floorspace figures given above.

## 7 Progress on key development sites



- 7.1 This section highlights key recent events related to the main development sites in the District. Further details about planning applications can be obtained from our website (see Further Information section below).
- 7.2 Berryfields major development area: Taylor Wimpey, Bellwich Homes , Martin Grant Homes and Banner Homes are all currently constructing new dwellings on this site. A total of 281 dwellings were complete by the end of June 2012, and there were a further 209 dwellings under construction. Outline permission for 235 dwellings on a site at Berryfields House was granted in July 2012 (this site is in addition to the site covered by the original outline permission for 3,000 dwellings). Construction of the Berryfields Academy and primary school commenced in May 2012, and both schools are expected to be open in September 2013. The planning application for a temporary community centre was approved in July 2012.
- 7.3 Land east of Aylesbury, Broughton Crossing, Bierton: An outline application was submitted in December 2010 for a new urban extension comprising 2,450 homes, 10ha of employment land, a neighbourhood centre, two

primary schools, construction of eastern link road (part) and the Stocklake link road (rural section), green infrastructure, associated community facilities and support infrastructure including expanded electricity sub station and flood defences. This application was considered by the Council's Strategic Development Control Committee in March 2012, and was supported, subject to the completion of planning obligation agreements.

- 7.4 Weedon Hill major development area (Buckingham Park): As at the end of June 2012, there were 747 dwellings complete and a further 86 dwellings under construction. The community centre opened in July 2012. The primary school is completed and opened in September 2012. The planning application for the local centre (comprising 5 retail/commercial units and 18 flats was approved in April 2012.
- 7.5 Stoke Mandeville Hospital, Aylesbury: An outline application for the provision of a foodstore (up to 1,000m<sup>2</sup> net retail floorspace) was approved in May 2012, and the application for approval of reserved matters was submitted shortly after. The redevelopment of other parts of the hospital site for housing is well advanced, with 373 dwellings completed by the end of June 2012, out of an eventual total of 533.
- 7.6 Gatehouse Quarter, Bicester Road, Aylesbury: The redevelopment of this site is underway. 86 dwellings (out of an eventual total of 370) were complete by the end of June 2012. The non-residential elements of the scheme (offices, retail, hotel and nursery) have not yet been commenced.
- 7.7 Waterside, Exchange Street, Aylesbury: The planning application for the new Waitrose store and the Travelodge hotel was approved in June 2011. This development is under construction, and the store and hotel are expected to open in summer 2013.
- 7.8 College Road North, Aston Clinton: Four planning applications were submitted in May 2011 by Arla Foods Ltd. relating to a proposed dairy, a regional distribution centre, and further B1(c)/B2/B8 development. The dairy was approved in October 2011 and is now under construction. The other applications were approved in November 2011 and February 2012.

- 7.9 Land to south of the A421 and east of A413, London Road, Buckingham: The first residential phases of this development have now commenced. 42 dwellings were under construction at the end of June 2012.
- 7.10 Moreton Road, Buckingham (The Hedgerows): 182 dwellings (out of an eventual total of 200) were completed by the end of June 2012.
- 7.11 Former Princess Mary's Hospital, Wendover (Princess Mary Gate): 338 dwellings (out of an eventual total of 400) were completed by the end of June 2012. The construction of the new multiple sclerosis centre has commenced.
- 7.12 Verney Road, Winslow: 83 dwellings (out of an eventual total of 218) were completed by the end of June 2012.
- 7.13 Castlemead, Pitstone: Construction of dwellings on the remaining part of this site is nearing completion, with 146 dwellings (out of an eventual total of 164) complete by the end of June 2012.
- 7.14 Land at Brickhill Way and Sandstone Close, Calvert Green: This site is now under construction, with 45 dwellings (out of an eventual total of 98) complete at the end of June 2012.
- 7.15 Greatmoor Farm, Calvert: An application for an energy from waste facility was approved in April 2012 by Buckinghamshire County Council.
- 7.16 Silverstone motor racing circuit: A development brief for the Silverstone site was prepared jointly by AVDC and South Northants District Council and was adopted in February 2009. This proposes a new employment park adjoining the circuit and a significant upgrade of circuit facilities. An outline planning application to implement the development contained within the development brief was approved in August 2012. The proposed development comprises: business park, technology park, education campus, hotels, retail and spectator facilities, improved leisure and event spaces, and other ancillary development.

- 7.17 Land to the south of Newton Leys, Newton Longville: A planning application for construction of 350 dwellings, dentist surgery, playing field, allotments, associated landscaping, access and infrastructure was refused in February 2011. An appeal against refusal was lodged in May 2011, and the public inquiry was held in September 2011. In January 2012 the Secretary of State issued his decision to grant planning permission. Part of his reasoning was that there is a large housing land supply shortfall within the South West Milton Keynes urban extension.
- 7.18 There are a number of other major sites in the District which have been the subject of applications from developers:
- Valley Farm, Leighton Road, Soulbury: An appeal against refusal of a planning application for mixed use development including 900 dwellings, employment, commercial, school, health centre, and leisure and community uses was lodged in February 2011. The public inquiry was held in July 2011, and the Secretary of State dismissed the appeal in January 2012.
  - Quarrendon fields, land north of Bicester Road, Aylesbury: An appeal against non-determination was lodged for the outline application for mixed use development including up to 1337 dwellings, a primary school, a neighbourhood centre including retail uses, a community centre including a place of worship, allotments, community orchard, formal and informal public open space and associated landscaping. The public inquiry was held in October 2011. In March 2012 the Secretary of State issued his decision to dismiss the appeal and refuse planning permission. An associated application for a 2MW wind turbine was considered at the same time, and the Secretary of State allowed this appeal, and granted planning permission for the wind turbine.
  - Land at Fleet Marston: An outline application was submitted in July 2010 for a mixed-use urban extension to Aylesbury, comprising: 2,745 dwellings; 30,000 sq. m of employment floorspace; schools; retail; care home; community space; a doctor's surgery; gym; recycling facility; green infrastructure; and a site reserved for a railway station. This application was refused in July 2012 following consideration by the Council's Strategic Development Control Committee, and an appeal against this refusal was lodged in August 2012.
  - Land between Wendover Road and Aston Clinton Road, Weston Turville (Hampden Fields): An outline application was submitted in March 2012 for a mixed use urban extension comprising: up to 3,200

dwellings and a 120 bed extra care or care home facility; provision of land for a park and ride site, motor services and a waste recycling facility adjoining the A41 Aston Clinton Road; 10ha of employment land; a mixed use local centre comprising a food store, further retail, restaurants and cafe units, a doctor's surgery, gym, public house, office uses, and multi-functional community space, including a day nursery; multi-functional green infrastructure including parkland, sport pitches, sport pavilion, children's play areas, informal open space, allotments, community orchards, woodlands, landscaping and surface water attenuation, strategic flood defences to protect the town centre, vehicular access points; and internal roads, streets, lanes, squares footpaths and cycleways. This application is pending consideration.

## 8 Population and households



- 8.1 The first results from the 2011 national census were released in July 2012. These show that the total population of Aylesbury Vale increased from 165,748 in 2001 to 174,100 in 2011. This is an increase of 5%, compared to a 7% increase in the overall population of England and Wales. The census population for Aylesbury Vale is less than the estimate that was produced last year by the Office for National Statistics (which was 174,400 at mid-2010). The census results clearly show how the overall population structure in Aylesbury Vale is moving towards the older age groups. Compared to 2001, there are 23% more people aged 65 and over, and 16% less people in the 25-39 age group.
- 8.2 The first release of the census data also includes figures for the "number of households with at least one usual resident". The figure for Aylesbury Vale is 69,400. This is an increase of 7.5% compared to the figure of 64,524 at 2001.
- 8.3 Further data will be released from the 2011 census from November 2012 and during 2013. More information, and data tables, can be obtained from <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>



## 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 notification of publication of future editions of Vale Trends. Contact the Implementation and Monitoring Team in Forward Plans, 01296 585481 or email [valeplan@aylesburyvaledc.gov.uk](mailto:valeplan@aylesburyvaledc.gov.uk). Our postal address is AVDC, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF. Planning information is also available on our website:

- For information about planning policy, the Vale of Aylesbury Plan, our publications list, and monitoring information, go to [www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk) (follow the links to Local Development Plans; 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 & building; Current planning applications and property history.