**The Vale of Aylesbury Plan
Stewkley Draft Fact Pack
10 May 2011**

AVDC

AYLESBURY VALE
DISTRICT COUNCIL

Stewkley Village Hall

This paper forms background work related to the production of potential new planning policy documents. This paper does not form planning policy for Aylesbury Vale.

Contents

Front Cover Photo: Accessed online 26 04 2011 http://www.stewkleyvillagehall.org/

<u>The Sustainable Community Strategy for Aylesbury Vale 2009-2026</u>

The Sustainable Community Strategy (SCS) is important to the fact pack as it helps the reader to identify what is needed to make a parish or settlement more sustainable. The SCS sets out the long term vision for the district and the key local priorities – many of which will be addressed and delivered through other district or county-wide strategies, including the Vale of Aylesbury Plan. It is based on comprehensive consultation with local stakeholders, residents and the community and voluntary sector. Its aim is to develop a sustainable community in Aylesbury Vale where people want to live and work now and in the future. The Strategy will look to shape Aylesbury Vale as a place by balancing and integrating the social, economic and environmental components that define our area. It is a vehicle for addressing difficult cross-cutting issues such as economic direction, community cohesion, social exclusion and climate change. The SCS has five themes, these are:-

- **Thriving Economy:** Building business and enterprise, developing skills and employment, supporting strategic infrastructure requirements and promoting investment.
- **Sustainable Environment:** Tackling climate change, enhancing and protecting the local environment, reducing waste, re-using resources, increasing recycling and energy recovery and efficiently managing the transport network.
- **Safe Communities:** Reducing the level and fear of crime, anti-social behaviour, improving the safety of local people and promoting safe development.
- **Health and Wellbeing:** Promoting healthy lifestyles, reducing health inequalities, improving the quality of life, reducing homelessness and providing well-connected communities
- **Cohesive and Strong Communities:** Sustained growth of a thriving voluntary community sector, increasing the confidence of communities and reducing social exclusion.

There are also three cross-cutting themes which are:-

- **Responding to demographic change**
- **Addressing inequalities**
- **Personal responsibility**

To view the Sustainable Community Strategy document and for more information please see:-

http://www.aylesburyvaledc.gov.uk/community-living/community-planning-partnerships/aylesbury-vale-community-plan/

1. Location
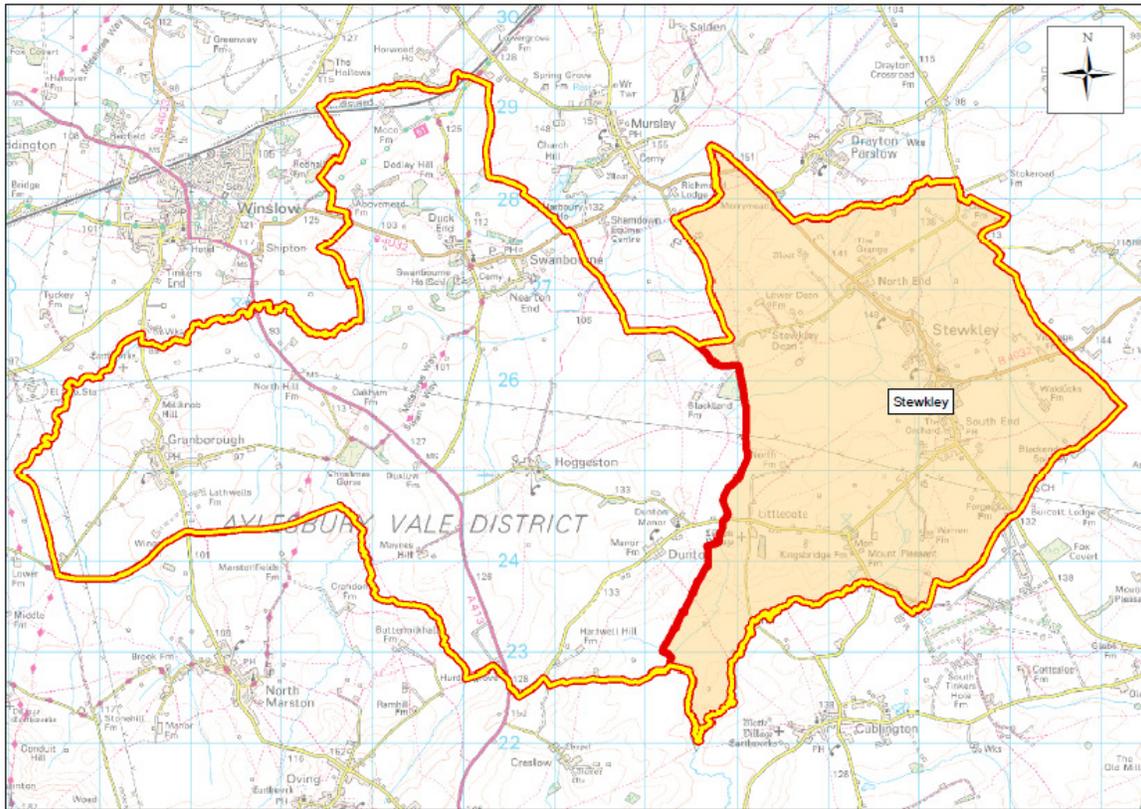
© Crown Copyright and database right 2011. Ordnance Survey 100019797.

Key	
▭	Ward boundary
▭	Super Output Areas Boundaries
▭	Parish Boundary
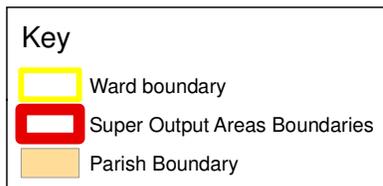
Facts and figures have been identified relating to three different geographical boundaries depending on the source of the information. In general all Census data is provided at parish level, AVDC Local Area Profile data relates to Super Output Areas (SOA) and Hometrack Housing Intelligence System data relates to the ward level. Please note the 2011 Census will take two years to publish, as such this data will not be available until 2013.

In the case of Stewkley, the ward and parish/Super Output Area (SOA) form two different boundaries – though the parish and SOA are the same boundary. Stewkley is in Super Output Area 7716.

2. 2001 Census Data

2.1 Demographics

- The 2001 Census shows Stewkley parish to have 1,731 people. 52 per cent of these are female.

- The most recent data from the Office for National Statistics for the Super Output Area for SOA 7716 estimates the population at mid-2009 to be 1,904.

Age profile
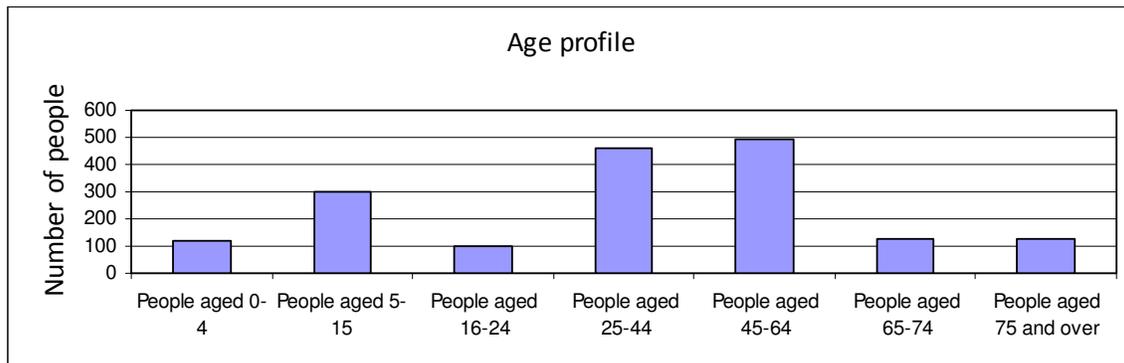
Source: 2001 Census, www.ons.gov.uk © Crown copyright

The majority of the population are aged between 25 – 44 and 45 – 64, accounting for 55 per cent of the population.

2.2 Housing

Almost all homes are either detached houses, semi-detached houses or terraced houses or bungalows.

Dwelling type
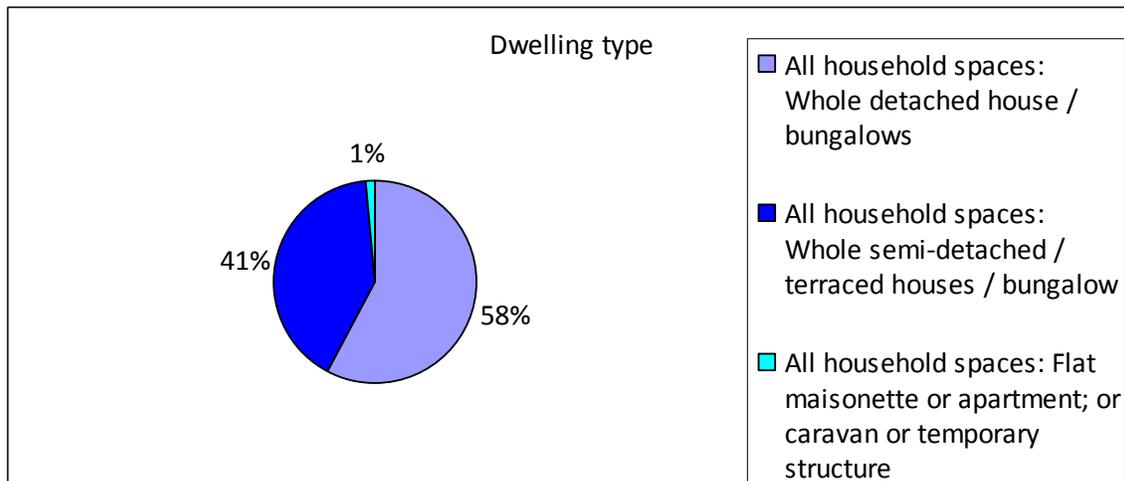
Source: 2001 Census, www.ons.gov.uk © Crown copyright

The average household size is 2.54 persons, this is greater than the district average of 2.51 persons. The average number of rooms is 6.61, which is greater than the district average of 5.8.

Tenure

- Households with owner-occupied tenure
- Households with tenure rented from Council (local authority) or Housing Association / Registered Social Landlord
- Households with tenure rented from private landlord or letting agency or other tenure

8%
14%
78%
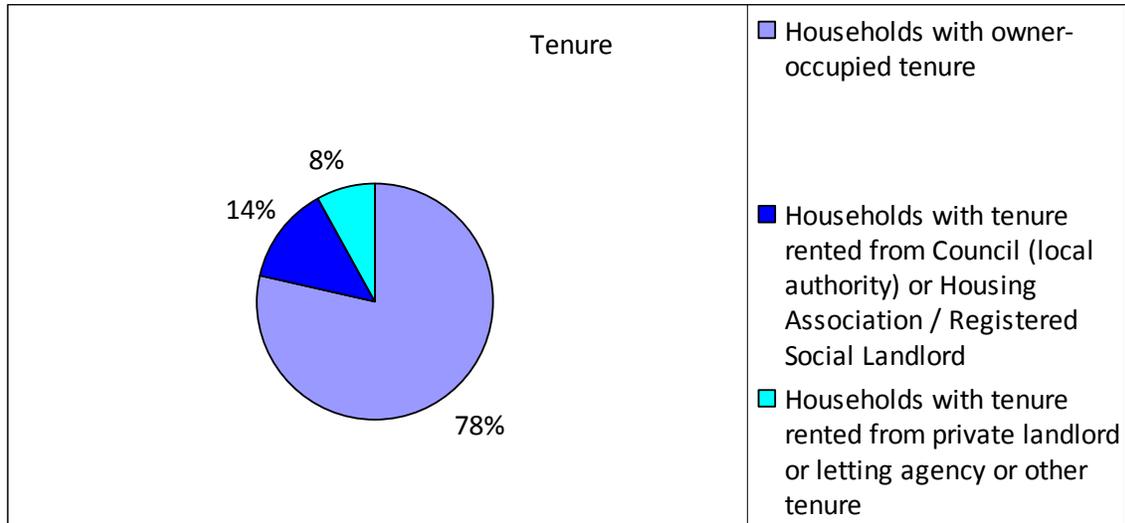
Source: 2001 Census, www.ons.gov.uk © Crown copyright

The most common household tenure in the Stewkley parish is owner occupied. A further 14% is renting from the local authority, housing association or registered social landlords and 8% from private landlords.

Household Occupancy

3%   0.0%

- Household spaces with residents
- Vacant household spaces
- Second residence / holiday accommodation

97%
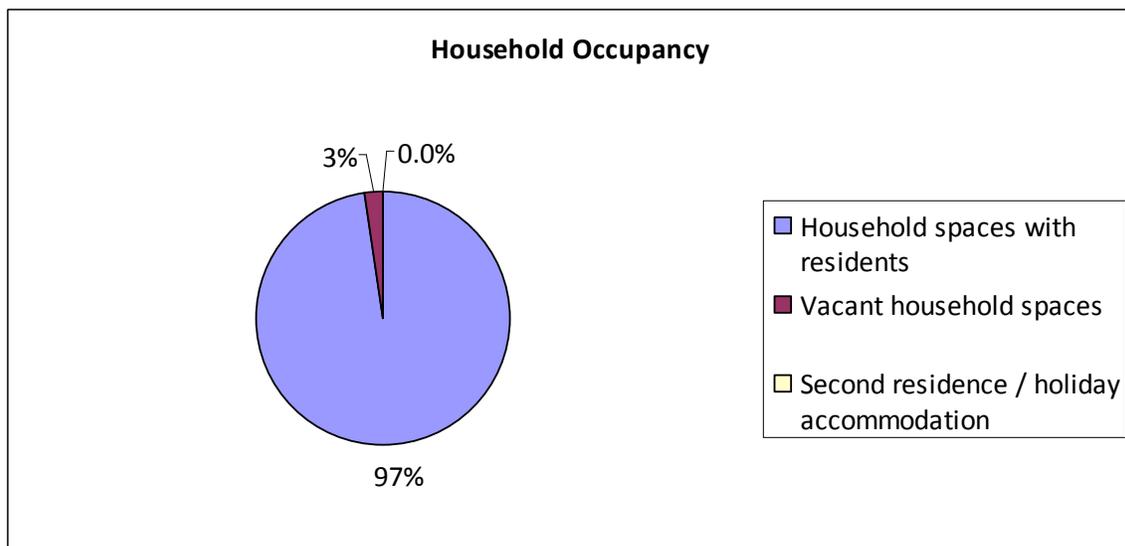
Source: 2001 Census, www.ons.gov.uk © Crown copyright

The 2001 census revealed almost all housing is occupied. For clarification a 'vacant' household space is an unoccupied space which is not a household's usual residence and is not a second residence or holiday accommodation.

Vacant households account for 3% of the households.

## 2.3 Employment

Economic activity

29%

2%

69%

☐ All people aged 16 to 74:
Economically active :
Employed

■ All people aged 16 to 74:
Economically active :
Unemployed

☐ All people aged 16 to 74 :
Economically inactive
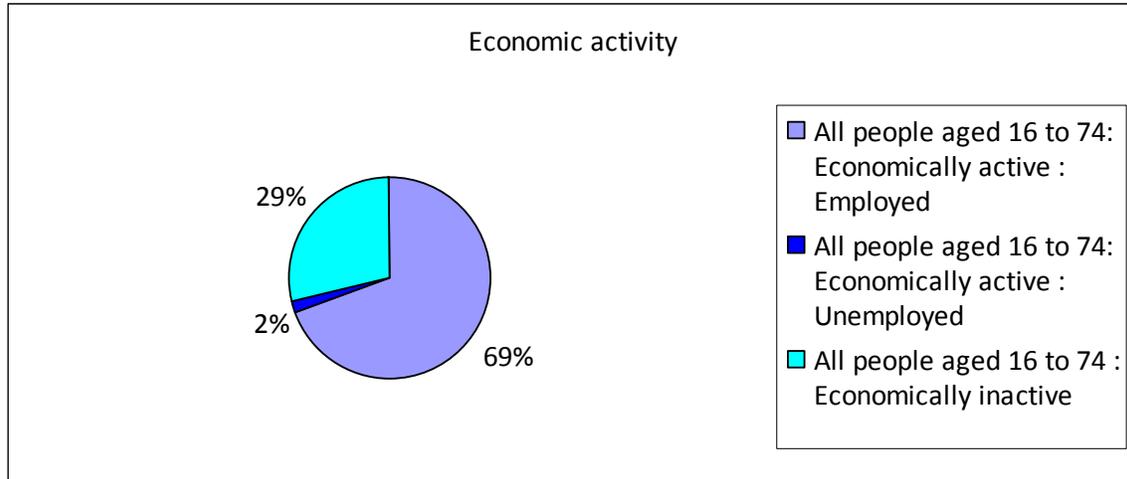
Source: 2001 Census, www.ons.gov.uk © Crown copyright

The 2001 census shows that 69 per cent of people aged 16-74 in the parish are employed or 'Economically Active'. 'Economically inactive' population aged 16-74 accounts for 29 per cent, for example this includes people in further education, students and the retired.

The 2001 census shows that 69 per cent of people in the parish are employed accounting for 69%. Economically inactive population accounts for 31%, for example this includes children, students and the retired.

The following data on 'Sectors of Employment' is for the Super Output Area only. Like in many of the other wards across Aylesbury Vale, there are a couple of industries in which large parts of the population are employed in. In particular large numbers of people work in Real Estate/Renting, Business (21 per cent), Wholesale/Retail (14.5 per cent) and Manufacturing (10.5 per cent) sectors, (AVDC Local Area Profile, 2006).

Sectors of Employment
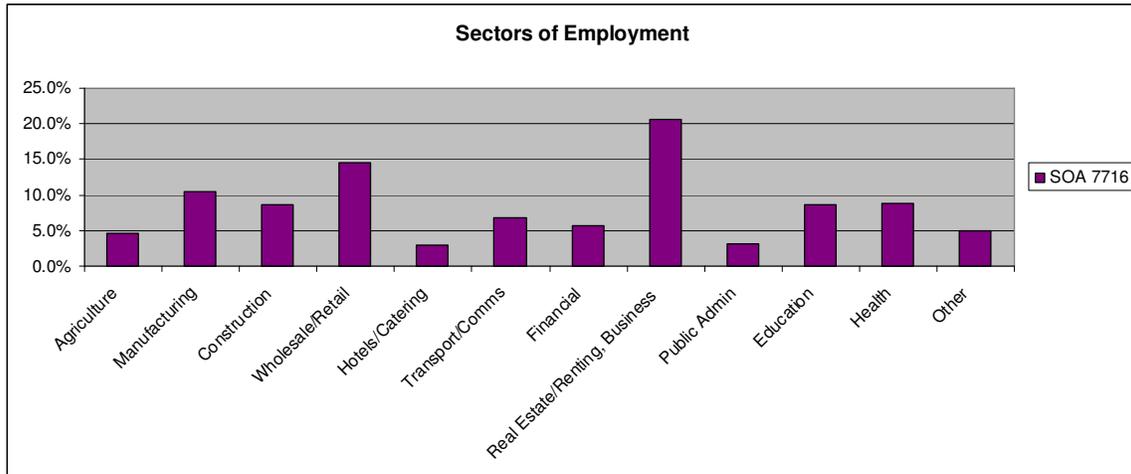
Source: 2001 Census, www.ons.gov.uk © Crown copyright

Average distance travelled to work

The average distance travelled to a fixed place of work is 23.1 km. The below chart shows that the most common mode of travel to work is by motor vehicle accounting for 70% of the employed population aged 16-74.

Mode of travel to work

- All people aged 16 to 74 in employment: Travel to work by public transport
- All people aged 16 to 74 in employment: Travel to work by motorcycle; car or van
- All people aged 16 to 74 in employment: Travel to work by other means or work at home
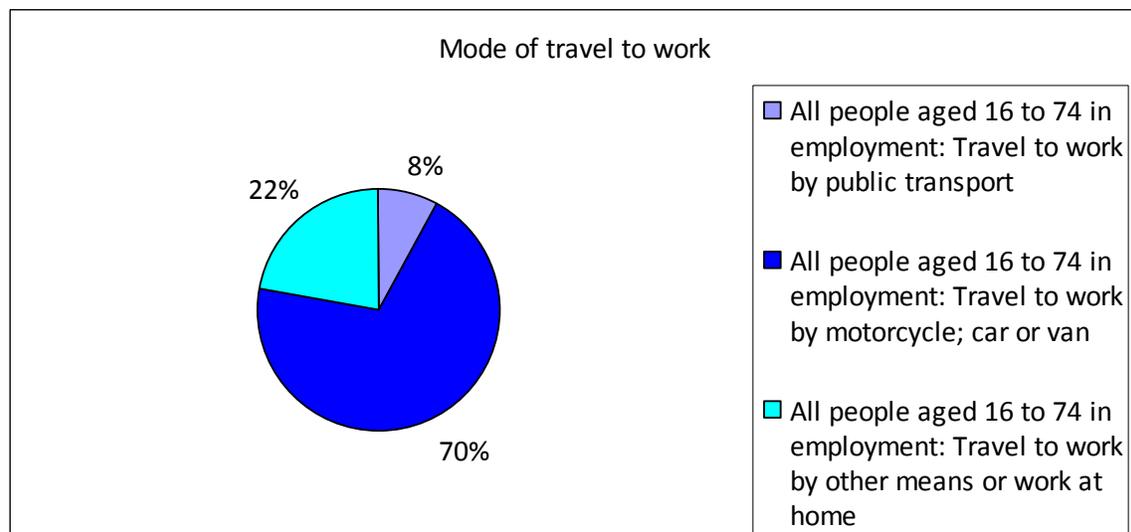
Source: 2001 Census, www.ons.gov.uk © Crown copyright

3.   Housing and Employment Monitoring Trends

3.1 Housing

Parish housing stock

The are now 754 dwellings in the parish of Stewkley (AVDC, March 2010). This has risen from 665 in 2000 to 712 in 2005 to 751 in 2008.

Completed and Committed Development

Year ending 31st March:	2005	2006	2007	2008	2009	2010
Total Dwelling Completions	9	8	25	6	2	1
Affordable Housing	0	0	18	0	0	0
Rural Exception Schemes	0	0	18	0	0	0

As at 31st March:	2005	2006	2007	2008	2009	2010
Commitments	11	31	10	6	6	6

Source: AVDC, 2010

Commitment figures show the net housing commitments in each parish in the District. In other words, they show the number of houses (both new dwellings and conversions) for which there is a valid planning permission, allowing for those houses which have already been completed, and allowing for dwellings which are to be demolished or otherwise lost.

The 31 units as 'commitments' in 2006 were across 10 sites, one of which was a planning permission for 18 units at 'Land off Manor Drive'.

The affordable housing in 2007 was an exception scheme of 18 units carried out by Hightown Praetorian & Churches Housing Association.

Annual Dwelling Sales

The chart below for the Stewkley Ward shows the annual dwelling sales since 2005. Please note the ward includes the settlements of Dunton, Granborough and Swanbourne. The year 2006 achieved the highest results with 63 sales. 2010 by contrast only achieved 22 sales.

Annual Dwelling Sales

Year	Number of Sales
2005	52
2006	63
2007	59
2008	14
2009	32
2010	22
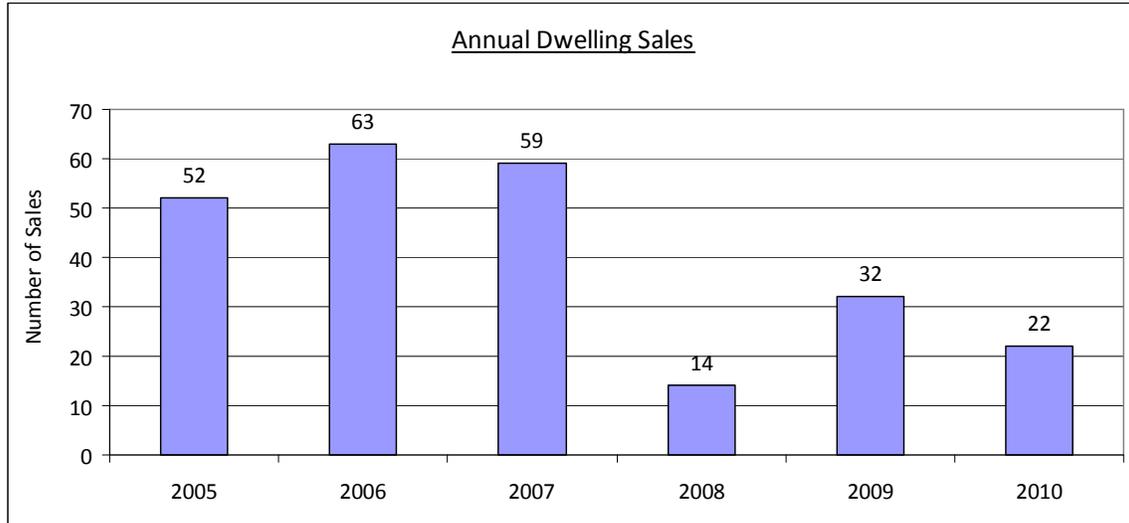
(Source: Hometrack, January 2011)

Average Household Price Graph

The chart below for the Stewkley Ward shows that prices rose from 2005 (£358,539), to 2008 where prices achieved a high of £532,114. Prices then fell by £166,545 over the next 6 months before rising somewhat to around £400,000 in November 2010/

Average Household Price
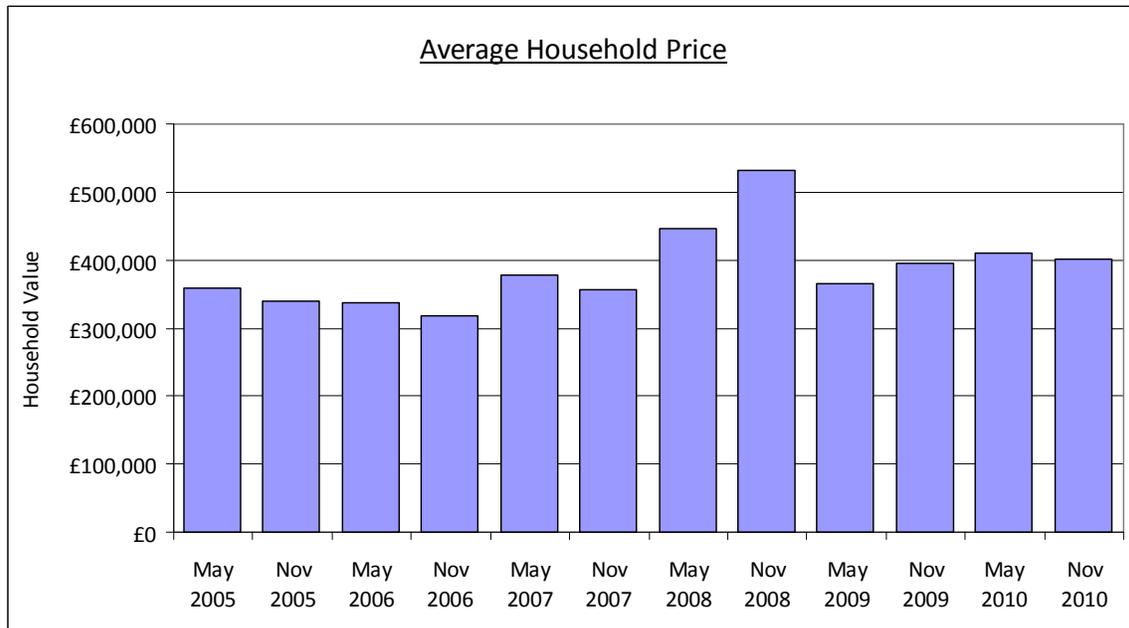
(Source: Hometrack, January 2011)

Affordability
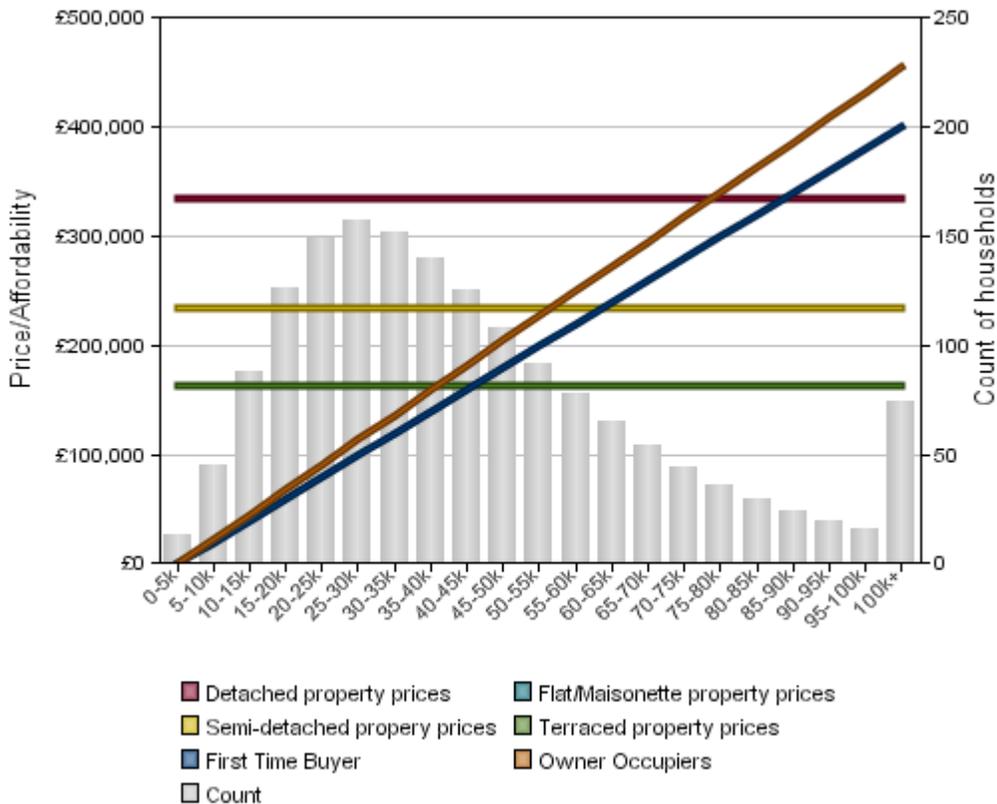
(Source: Hometrack, January 2011)

The graph is based on a mortgage three times income for the Stewkley Ward. This graph shows that in order to buy a terraced property as a first time buyer based on a mortgage rate three times your income, you need to be earning at least £40,000 to £45,000. To buy a terraced property as an owner occupier with a mortgage based on three times your income, you need to be earning at least £35,000 to £40,000.

Housing Waiting List

In the Stewkley parish, there are 16 households on the waiting list for Council housing (Source, AVDC October 2010). The total number of households on the council housing waiting list is 4,410. Please note that within this figure there are 1,022 people on the waiting list from outside the district and 120 households where the Council has so far been unable to map their location due to unrecognisable postcodes (please see Annex 1 for map of district waiting list).

Gypsy and Traveller Sites

There are no sites the council is aware of within the parish. The nearest sites are located at Cublington, Wing and Stoke Hammond.

3.2 Employment

The graph below shows net employment completions which are identified as B1, B2, and B8 use classes. This includes offices, research and development, light industry, general industry, warehousing and distribution. Net floorspace takes into account demolition and loss of B class uses. Please note at the district level B use employment is likely to only contribute to 50% of total employment with the other employment generated through non-B uses, such as retail.
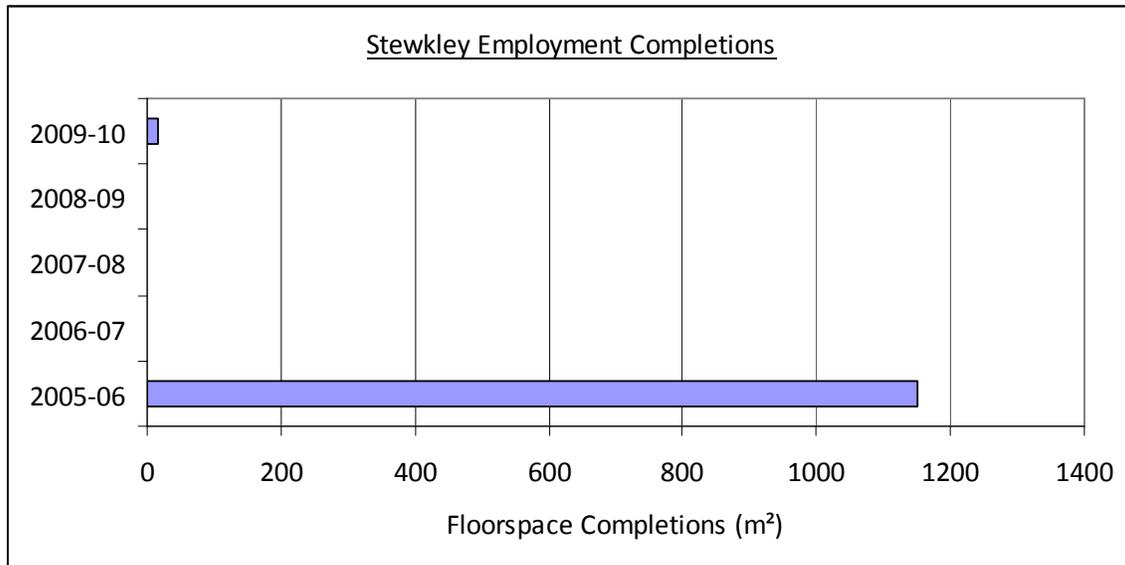
Source: AVDC Monitoring, 2010

In 2005-06, 400sqm of B1c (light industry) development was completed at Old Leighton Farm, Mursley Road. Planning permission had been granted in August 2003. There was also 750sqm of B1/B2/B8 (Business, General Industry and Storage) use completed from a planning permission granted in August 2004 at Soulbury Road.

In 2009-10, 16sqm of new general industrial use (B2) was completed following planning permission in December 2009.

As at March, 2010 there is 0 m² of committed employment floorspace for B uses.

4.   Issues Facing the Parish

The following issues are identified by AVDC officers from parish council, Local Area Forum, Conservation Area publications and other information sources. They are issues considered to be most relevant to planning. The intention is for the parish council to add to and/or amend the issues shown as appropriate.

A parish plan was completed in 2010 and is available to view at:-
http://stewkley.org/s-plan.htm. The plan contains an Action Plan covering the issues of:-

- Traffic and transport
- Housing and Environment
- Economy
- Social and Community
- Youth issues

When meeting with parish this section will be discussed to identify any further issues.

5. Parish Constraints

Parish constraints have been identified through looking at the natural environment, historic environment, landscape and agricultural land quality. Please note there is a generic key for each map, and as such, not every constraint may be found within the parish. The table below explains each constraint from the key.

|	
Flood Plain	This is areas susceptible to Flood Zones 2 or 3 as defined by the Environment Agency. These areas are updated by the EA quarterly.
Susceptible to Surface Water Flooding	Areas where high rainfall events are likely to exceed the drainage capacity in an area.
Areas of Outstanding Natural Beauty (AONB)	Aylesbury Vale includes part of the Chilterns AONB. These areas are precious landscapes whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard them. The Chilterns AONB is managed by the Chilterns Conservation Board.
Sites of Special Scientific Interest (SSSI)	A conservation designation managed and identified by Natural England denoting a protected area. SSSIs are the basic building block of site-based nature conservation legislation and other legal nature/geological conservation designations in Great Britain are based upon them including Nature Reserves and Special Areas of Conservation.
Special Areas of Conservation	A Special Area of Conservation (SAC) is defined in the European Union's Habitats Directive (92/43/EEC), also known as the *Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora*. SAC currently protect 220 habitats and approximately 1000 species.
Green Belt	An area of land designated in the Council's development plan documents (e,g. Local Plan) whose primary purpose is to curb the outward extension of urban areas, the merger of settlements and within which development is strictly controlled.
Ancient Woodlands	Formally defined on maps by Natural England, Ancient Woodland is woodland dating back to 1600 or before.
Tree Preservation Orders (TPO)	Orders established by the Council for either individual trees or groups of trees and woodlands. They prevent trees being lopped/topped or uprooted that are particularly attractive or important to the character of the area. Particular hedgerows may also be important but are covered under separate regulations.

Notable Species Sites	Notable Species Sites are locations of important ecological species recorded by the Milton Keynes and Buckinghamshire Biological Records Centre. The Notable Species Sites are sensitive information and as such the species of wildlife cannot be stated in the fact pack. However, the Environmental Records Centre can be contacted to give a case-by-case response – contact erc@buckscc.gov.uk. The Centre also has an information request form that people can fill in to provide the details of their search enquiry. This can be downloaded from their website at the following address: http://www.buckinghamshirepartnership.gov.uk/partnership/BucksMKERC/data_search.page?
Local Wildlife Sites	Local non-statutory designation for areas of land which are considered to be of significance for their wildlife features and habitats, designated by BCC.
Biological Notification Sites	Biological Notification Sites preceded Local Wildlife Sites as a local non-statutory designation. All Biological Notification Sites are in the process of being re-surveyed and assessed under Local Wildlife Site criteria.
Local Nature Reserves	Buckinghamshire County Council designated sites with wildlife or geological features that are of special interest locally.
Local Geological Sites	Local Geological Sites (formerly Regionally Important Geological and Geomorphological Sites) are local non-statutory sites that recognise important earth science and landscape features. The Buckinghamshire Earth Heritage Group, in consultation with local authorities, identifies these sites
Agricultural Land Classification	Agricultural Land is classified into five grades. Grade one is best quality and grade five is poorest quality. The most up to date district-wide data is from 2002 and owned by Natural England. In some parts of the district (mainly around the larger settlements) this is supplemented by more detailed surveys.
Conservation Areas	A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. They are designated by AVDC. The first CAs were designated in 1967 and there are now over 8000 in England.
Listed Buildings	Buildings are listed by English Heritage and help conserve the structure, use and setting of a building important to history or architecture. The older a building is, the more likely it is to be listed.
Historic Parks and Gardens	English Heritage 'Register of Historic Parks and Gardens of special historic interest in England', was established in 1983, which currently identifies over 1,600 sites assessed to be of national

	importance. This includes protection of gardens, grounds of private houses and other planned open spaces, such as town squares and cemeteries.
Historic Land Use	Identifies previous important land uses which are no longer present.
Archaeological Notification Areas	Areas where there is specific evidence recorded on the Buckinghamshire Historic Environment Record indicating the existence, or probable existence, of heritage assets of archaeological interest. Data managed by the BCC.
Current and Historic Contaminated Land	Records of where the Council's Environmental Health department is aware of the existence of contaminated land. Also where the previous or current land use means there is the potential for contaminated land (although this has not been investigated).
Scheduled Ancient Monuments	A nationally important archaeological site or historic building, given protection against unauthorised change.
Current or Historic Landfill Site	Where there is currently or has previously been a landfill waste disposal site.
Landscape Character Assessment	Produced in 2008 by Jacobs as an evidence base for the Local Development Framework. This assessment covers the whole of Aylesbury Vale District outside the built up areas of Aylesbury, Buckingham, Haddenham, Winslow and Wendover and groups landscape into 79 landscape character areas and 13 landscape character types.
Areas of Sensitive Landscape	Produced in 2008 by Jacobs as evidence for the Local Development Framework. The study followed up the Landscape Character Assessment looking specifically at how sensitive areas are to change and new development. The following criteria determine how sensitive a landscape is: landscape quality, scenic quality, rarity, representativeness, conservation interests, wildness, associations and tranquillity. 'There are four categories of sensitive landscape identified in the Areas of Sensitive Landscapes study – the higher the percentage shown on the map, the more sensitive a landscape is likely to be to new development.'

Annexes

1 - Parish Housing Waiting List
2 - List of References

Annex 1 – Number of Households on Housing Waiting List

Parishes

Number on waiting list

- 0 - 5
- 6 - 10
- 11 - 20
- 21 - 50
- 51 - 100
- 101 - 200
- 201 - 2000

Lillingstone Lovell(0)
Lillingstone Dayrell with Luffield Abbey(2)
Biddlesden(1)
Stowe(6) Akeley(7) Leckhampstead(1)
Turweston(0) Shalstone(1)
Westbury(0) Beachampton(0)
Water Stratford(2) Foscott(0)
Radclive-cum-Chackmore(1) Maids Moreton(11) Thornton(1)
Nash(1) Whaddon(5)
Buckingham(163) Thornborough(6)
Tingewick(11) Newton Longville(17)
Gawcott with Lenborough(14) Great Horwood(4) Great Brickhill(6)
Barton Hartshorn(0) Padbury(14) Adstock(2) Little Horwood(3)
Chetwode(0) Hillesden(1) Mursley(3) Stoke Hammond(8)
Preston Bissett(3) Addington(0) Drayton Parslow(5)
Steeple Claydon(29) Winslow(67) Soulbury(4)
Twyford(5) Swanbourne(3)
Poundon(0) Middle Claydon(1) East Claydon(0) Granborough(1)
Charndon(1) Hoggeston(0) Dunton(1) Stewkley(16)
Calvert Green(11) Hogshaw(0) North Marston(4)
Marsh Gibbon(5) Edgcott(1) Oving(1) Creslow(0) Cublington(2) Wing(37)
Grendon Underwood(11) Whitchurch(7) Slapton(2)
Quainton(15) Aston Abbotts(5) Mentmore(0)
Ludgershall(4) Pitchcott(0) Hardwick(3) Wingrave with Rowsham(12) Edlesborough(13)
Kingswood(1) Woodham(2) Cheddington(18) Ivinghoe(10)
Westcott(4) Weedon(25)
Wotton Underwood(0) Quarrendon(0) Hulcott(1) Marsworth(6) Pitstone(46)
Boarstall(0) Brill(9) Waddesdon(28) Fleet Marston(0) Watermead(35)
Dorton(0) Ashendon(5) Upper Winchendon(3) Bierton with Broughton(29)
Coldharbour(74) Aylesbury(1951) Buckland(2)
Nether Winchendon(2) Stone with Bishopstone and Hartwell(38)
Oakley(11) Chilton(8) Weston Turville(26) Aston Clinton(50) Drayton Beauchamp(1)
Chearsley(4) Cuddington(8) Stoke Mandeville(97)
Worminghall(3) Dinton-with-Ford and Upton(5) Halton(14)
Ickford(8) Long Crendon(34) Haddenham(59)
Shabbington(6) Aston Sandford(1) Wendover(83)
Kingsey(0)

N

Annex 2 – References

The below table is a list of references where further information can be found in addition to this fact pack.

Demographics	
Population Statistics	Census Data from Office for National Statistics (http://www.statistics.gov.uk) and paper copies
ACORN ward profiles	BCC internal document, 2010 (paper copy)
Local Area Profiles	AVDC internal document, 2006 (paper copy)
Indices of Multiple Deprivation	http://www.communities.gov.uk/communities/research/indices/deprivation
Employment	
Employment Land Study 2008	http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/avldf-framework/avldf-evidence-base/employment-evidence/
Review of Rural Settlement Hierarchy (Settlement audit)	http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/avldf-framework/avldf-evidence-base/miscellaneous-evidence/review-rural-settlement-hierarchy/
Employment Statistics	Census Data from Office for National Statistics (http://www.statistics.gov.uk) and paper copies
Losses and gains in last five years (B1,B2, and B8)	AVDC monitoring data, 2010 (ongoing)
Facilities and Services	
BCC Education	BCC monitoring, December 2010
Doctors	Primary Care Trust, October 2010
Leisure and Green space Audit	AVDC, internal document (2010)
Broadband Speeds	http://www.broadbandspeedchecker.co.uk/broadband_speed_in_my_area.aspx
Crime	http://www.police.uk/
Housing	
Household value	Hometrack Only available to registered users, please contact AVDC
Household Sales	Hometrack Only available to registered users, please contact AVDC
Affordability	Hometrack Only available to registered users, please contact AVDC
Housing Completions	AVDC monitoring data, 2010 (ongoing)
Commitments	AVDC monitoring data, 2010 (ongoing)

Affordable Housing Completions	AVDC monitoring data, 2010 (ongoing)
Number of Dwellings	AVDC monitoring data, 2010 (ongoing)
Rural exception schemes	AVDC monitoring data, 2010 (ongoing)
Transport	
Public transport stops	http://www.transportforbucks.net/Buses-and-trains/Maps/Real-time-bus-map.aspx
Bus time tables	http://www.transportforbucks.net/Buses-and-trains/Bus-timetables.aspx
Community Transport Schemes	http://www.alt-transport.org.uk/schemes_av.asp
Issues facing the ward and story of Place	
Parish Plans	http://www.aylesburyvaledc.gov.uk/community-living/parish-plans/details-parish-plans/
Community Led Plans	http://www.clp-se.org.uk/
Local Area Plans	http://www.buckscc.gov.uk/bcc/our_communities/local_area_plans.page
Constraints	
Maps	AVDC, April 2011. Produced using ArcMap with license from Ordnance Survey
Listed buildings	http://www.heritagegateway.org.uk/gateway/
Conservation Areas	http://www.aylesburyvaledc.gov.uk/planning-building/conservation-listed-buildings/conservation-area/
Conservation Areas Supplementary Planning Document	http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/avldf-framework/supplementary-planning-documents/conservation-area-supplementary-planning-document/
Buckinghamshire Green Infrastructure Strategy	http://www.buckscc.gov.uk/bcc/strategic_planning/green_infrastructure.page
Agricultural Land Classification	http://magic.defra.gov.uk/datadoc/tocmetadata.asp?datasetname=Agricultural%20Land%20Classification%20-%20Provisional%20(England)

Flood Plain (Environment Agency)	http://www.environment-agency.gov.uk/homeandleisure/floods/default.aspx
Notable Species Sites (Bucks and Milton Keynes Environmental Records Centre)	http://www.buckinghamshirepartnership.gov.uk/partnership/BucksMKERC/data_search.page?
Sites of Special Scientific Interest	http://www.natureonthemap.naturalengland.org.uk/map.aspx?map=int_sites
Special Areas of Conservation	http://www.natureonthemap.naturalengland.org.uk/map.aspx?map=int_sites
Aylesbury Vale Landscape Character Assessment	http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/avldf-framework/avldf-evidence-base/environment-evidence/av-lca-may2008/
Aylesbury Vale Areas of Sensitive Landscape Assessment	http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/avldf-framework/avldf-evidence-base/environment-evidence/aylesbury-vale-areas-sensitive-landscape/