

The Vale of Aylesbury Plan Edlesborough Fact Pack May 2011



Church of St Mary

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Front cover photo referenced from <http://www.sebrightcottage.co.uk/holiday-cottage-edlesborough.asp>

1. Introduction

Purpose of the document

This Fact Pack document was initially produced in 2010 to help inform the town/parish council about the characteristics of their parish for the 'community view' consultation. This consultation was undertaken early on in the preparation of the Vale of Aylesbury Plan as part of a bottom up approach embracing localism and aiming to get local communities more involved in the planning process. The town/parish council were asked to consult with their community on the following:

- The level of future housing and/or employment development up to 2031, including specific types of homes, employment and other development
- The location, sizes and phasing of development
- The types of infrastructure (social, community, physical) needed to enable development, including where it should be located
- Any other issues relating to planning and development

This Fact Pack document has also been used to support neighbourhood planning by providing evidence for the context of the neighbourhood plan, including information on housing, employment, infrastructure and the environment.

This Fact Pack document has also been used to support the Vale of Aylesbury Plan Settlement Hierarchy Assessment. This forms part of the evidence that classifies settlements into different categories, where different levels of growth are apportioned to over the next 20 years.

The document also forms part of the background work relating to Neighbourhood Plans as well as the production of the Vale of Aylesbury Plan. The Fact Pack does not form planning policy for Aylesbury Vale.

What the Fact Pack includes

The content of the Fact Pack reflects the size of the parish or town, providing the most detail for larger villages/towns which are likely to experience greater levels of growth, compared to smaller parishes/villages which are likely to experience less growth. Smaller parish's Fact Packs have a more limited content in the Fact Packs. Fact Packs for larger villages/towns identify the following information:

- Location and setting within the district (relationship to other settlements)
- Story of place (how the parish has developed from its origins to the present day)
- Issues facing the parish (e.g. infrastructure and local services deficits)
- Social demographics (population, age profile, social groups, levels of deprivation and crime levels)

- Economic profile (allocated employment sites, change of use to employment looking back 5 years, sectors of employment, levels of economic activity, distances travelled to work and broadband speeds)
- Local service provision (retail, healthcare, leisure, public open space, tourism, and education)
- Housing profile (dwelling types, tenure, occupancy, past completions and commitments, average house prices, housing needs waiting list and gypsy and traveller sites)
- Transport infrastructure (road network, cars per household, public transport provision)
- Environmental constraints (maps to identify agricultural land quality, landscape sensitivities, biodiversity constraints, flooding and historic constraints)

Fact Packs for smaller parishes/villages identify the following information:

- Location and setting within the district (relationship to other settlements)
- Social demographics (population and age profile)
- Housing profile (dwelling types, tenure, occupancy, past completions and commitments, average house prices, housing needs waiting list and gypsy and traveller sites)
- Economic profile (employment change of B use classes looking back 5 years, sectors of employment and levels of economic activity)
- Issues facing the parish (e.g. infrastructure and local services deficits)
- Environmental constraints (maps to identify agricultural land quality, landscape sensitivities, biological constraints, flooding and historic constraints)

Where possible information in the Fact Pack has been supplemented with information from the town/parish council to draw upon local knowledge, particularly for the section on issues relating to the parish. Some town/parish councils have also published the document on their website for the community to view and use.

In addition to this Fact Pack, a district wide Fact Pack has been written to develop an understanding at the strategic level on the availability of infrastructure, services, facilities, planning issues and environmental constraints. This can be viewed on our website¹.

Availability of data

Statistics identified in the Fact Pack are primarily from Census data (2001), AVDC monitoring data (updated annually) and research carried out by Buckinghamshire County Council. There are also a number of websites that have been used to retrieve information, such as crime statistics, broadband coverage and housing sales. Where possible, parish level data has been used. If this level of data is not available super output area (SOA) boundaries or ward boundaries have been used (often these cover a larger area than just the settlement). The boundaries of the parish, SOA and ward can be viewed on map 1 in this document.

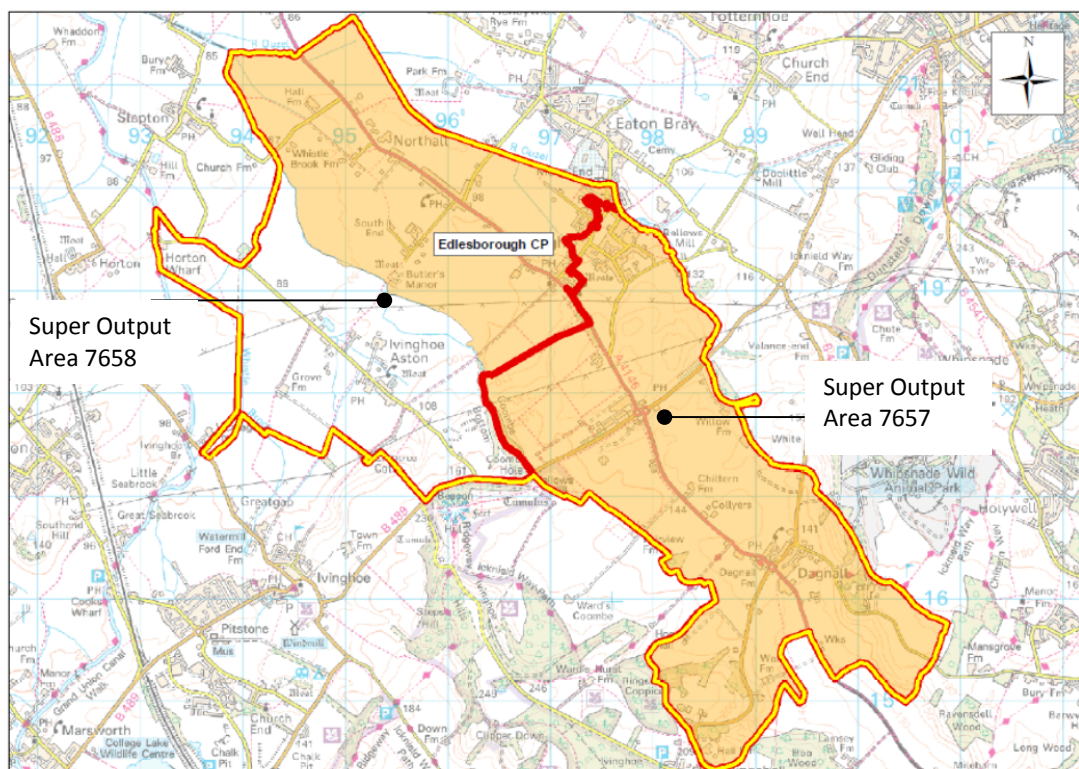
¹ District Fact Pack <http://www.aylesburyvaledc.gov.uk/local-development-plans/planning-policy/vale-of-aylesbury-plan/-fact-packs/>

This Fact Pack is a 'living document' which is intended to be regularly updated. Information contained within the Fact Pack is correct at the time of writing. It is acknowledged that some of the information may change over time and the Fact Packs will be updated accordingly.

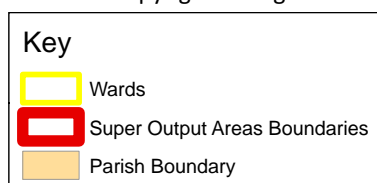
2. Location and setting

Edlesborough parish is situated at the foot of the Chiltern Hills approximately 10 miles north east of Aylesbury, 5 miles south east of Leighton Buzzard, and 3 miles south west of Dunstable at the very edge of Buckinghamshire. The parish adjoins Eaton Bray in Bedfordshire to the east and Hertfordshire to the north. Edlesborough also lies in close proximity to the Metropolitan Green Belt. The A4146 passes through the entire length of the Parish from Dagnall through Edlesborough to Northall with most of the population living to the east of this road.

Edlesborough is the largest village within the parish. Northall lies approximately 1.5 miles to the northwest along the A4146 and Dagnall 2.7 miles to the south east, again on the A4146. The 'spine' of the village is the High Street, which runs from its junction with the A4146 Leighton Buzzard to Hemel Hempstead road to the county boundary at Eaton Bray. Most of the village facilities are located within the High Street. The dominant feature of Edlesborough is the Parish Church of St Mary, which stands elevated upon what is believed to be an ancient barrow or Roman camp at the south western edge of the village.



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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 Edlesborough the parish, ward and Super Output Area form three different boundaries.

3. Story of Place

Origins of settlement

The village name is Anglo Saxon in origin meaning 'Eadwulf's barrow' i.e. 'hill or barrow' (the church of St. Mary the Virgin stands high on a mound or small hill). During the 1086 Domesday Book the village was listed as *Eddinberge*.

Archaeological evidence dates the village back to the times of the Roman occupation. The village was particularly important during the Middle Ages due to the Assizes of the county being held there in 1332. Two key historic buildings remain today; Tithe barn and St Mary's Church.



Tithe barn

Tithe barn was built during the 15th and 16th century and is located in the High Street. This was used as a farm building up until the early 1980s when it was converted into prestige offices. The church of St. Mary the Virgin dates back from the 13th century. St Mary's Church stands in an elevated position on what is believed to be an ancient barrow at the south end of the village. This is a significant landmark and is visible for some distance outside Edlesborough. There are also a number of well maintained thatched cottages within the village, the oldest of which is believed to date from the 1500s.

Edlesborough was originally an agricultural community, although the village is now predominantly residential. A key feature to Edlesborough is the large village green, which is perhaps one of the largest in England and referred to by some villagers as 'the jewel of the village.' The village green has been used as a cricket pitch with a pavilion, football pitch, tennis courts, basket ball court and playground for young children. Another important part of the village is the village 'Memorial' Hall, which is over 105 years old. This was refurbished in 2007.

1945 to 2000

Edlesborough has accommodated considerable growth post World War two. Residential development has occurred along Chiltern Road, The Pastures, Taskers Row, Good Intent, Cooks Meadow, and St Mary's Glebe. According to Census data the population of Edlesborough (parish) grew between 1951 and 2001 by 246%.

Development in last 10 years

There has been no significant development within Edlesborough since the millennium.

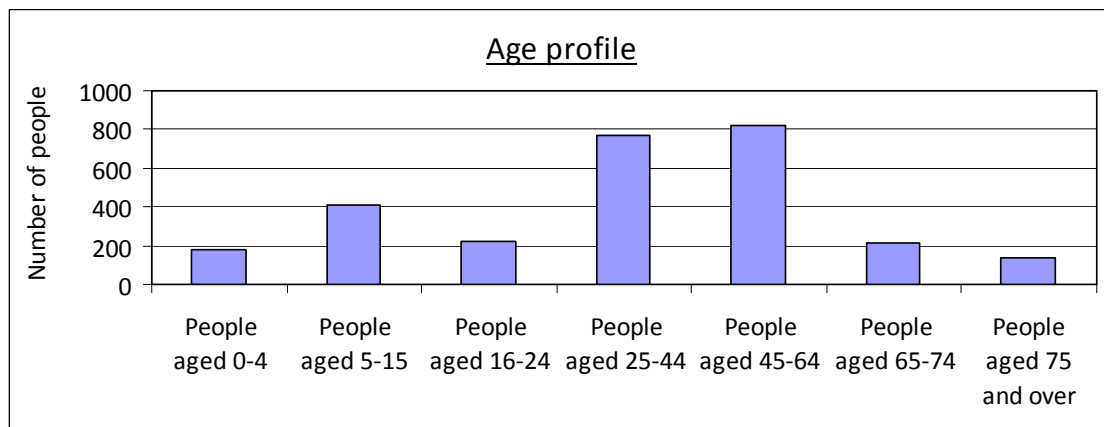
Current planning

There are no major consents outstanding within Edlesborough awaiting implementation. At March 2010 there was planning permission for 4 dwellings within Edlesborough parish (Please note 2011 monitoring information is not available until the end of May 2011).

4. Fact File

Demographics

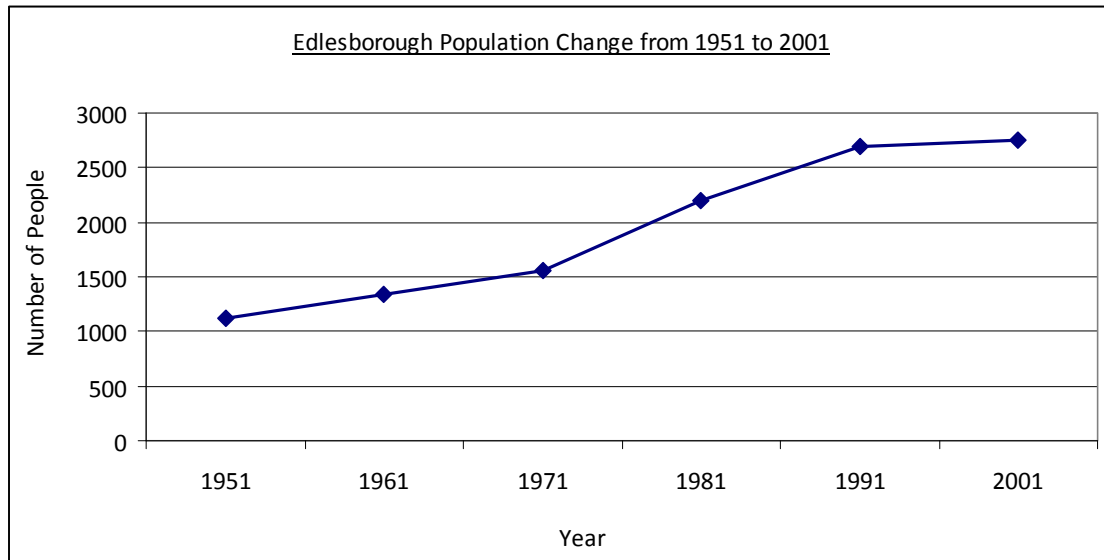
- The 2001 Census shows Edlesborough parish to have a population of 2,754, with an equal split of 50% males and 50% females.
- The AVDC 2008 settlement audit showed Edlesborough village to have a population of 1,702 (Settlement Audit, 2008).
- The most recent data from the Office for National Statistics for the Super Output Area for SOA 7657 and 7658 estimates the population at mid-2009 to be 2,923. Please note this includes the settlements of Ivinghoe Aston, Dagnall and Northall, as seen on the location map.



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

- The population of Edlesborough parish very much follows a similar distribution to the district as a whole. The only major difference from this is the high numbers of people in both the 25-44 (17%) and 45-64 year old (20%) age bands.

Population change since 1951



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

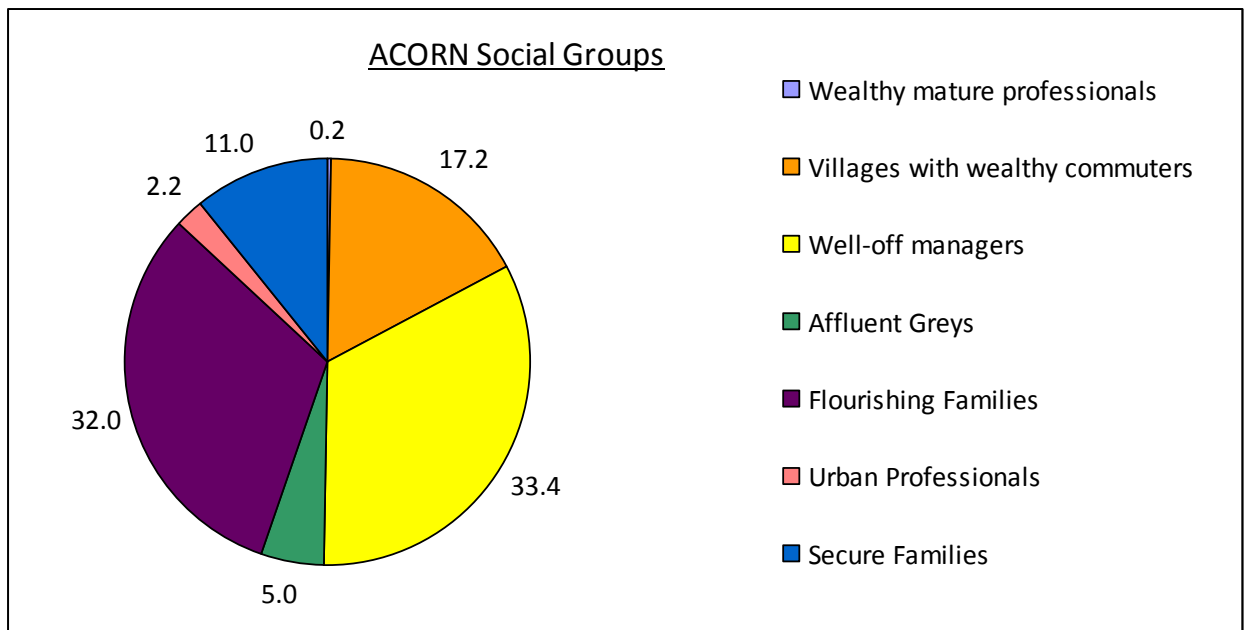
- Since 1951 the population of Edlesborough parish has been increasing, with the highest increase between 1971 and 1981. This decade showed an increase of approximately 650 people.
- In recent years since 1991 the population increase has slowed down, remaining relatively constant with 2,696 people in 1991 and 2,754 people in 2001. The number of houses in Edlesborough parish in March 2010 was 1,146 dwelling (AVDC, 2010).

Social Groups

A Classification of Residential Neighbourhoods (ACORN) developed by the Bucks Strategic Partnership shows the distinct groups of people that live within Buckinghamshire. The county is made up of 10 groups of households whose residents all have very different demographic characteristics and lifestyles. This means that from the results it would be possible to identify that more affluent groups are likely to have very different public service needs from those less affluent groups. The different ACORN group types are explained at

http://www.buckscc.gov.uk/bcc/research/bucks_acorn.page

Please see graph overleaf



Source: Bucks Strategic Partnership, 2010

- Nearly nine out of ten people (87%) are classified as being in the five most affluent ACORN Groups in Buckinghamshire. The 'Well-off Managers' are the largest of these Groups accounting for a third of the wards population (33%), closely followed by the 'Flourishing Families' Group (32%), the 'Villages with Wealthy Commuters' (17%) and the 'Affluent Greys' (5%). Less than 1% are in the 'Wealthy Mature Professionals' Group.
- The 'Flourishing Families' (32%) are made up of areas with above average proportions of 'Affluent working families with mortgages' (11.1%), 'Well-off managers living in detached houses' (9.3%), 'Well-off working families with mortgages' (6.6%) and areas with above average numbers of 'Larger families living in prosperous suburbs' (4.7%).
- The 'Affluent Greys' (5%) consists of three ACORN Types. The largest of these are 'Older affluent professionals' (2.4%), followed by 'Mature couples living in smaller detached houses' (1.8%) and 'Old people living in detached houses' (0.3%).
- Just over one in ten people (11%) belong to 'Secure Families', which is made up of 'Younger white-collar couples with mortgages' (7.6%) and 'Mature families living in suburban semis' (3.1%).
- Small proportions (2%) are classified as 'Urban Professionals'.

Deprivation

The Indices of Multiple Deprivation (IMD) provide an analysis of the levels of deprivation according to seven key indicators: income, employment, health, education, housing, crime and living environment (ONS, 2007). This is identified by Super Output Areas (SOA) for each parish and wards. The ward under which Edlesborough parish falls into is covered by two super output areas, as shown on the map on page 3. The Super Output Area for which the parish of Edlesborough is shown in is SOA 7657. The following IMD is for this area.

A scoring result out of 20 is shown for each category of deprivation where 20 would be the most deprived possible out of all Super Output Areas of the country and 1 the least.

The table of indices overleaf demonstrate that in relation to total deprivation Edlesborough parish has low levels, specifically deprivation of 'health' and 'employment' measure very low. However, in relation to 'barriers to housing and services' and 'crime,' deprivation is fairly high when compared to the rest of the District. 'Barriers to housing and services' measures over half way along the scale bar, with 'crime' measuring almost half way along the scale bar.

Indices of Multiple Deprivation

<p>Overall Deprivation Measures the following seven key indicators:</p>	
<p>1) Income Deprivation Measures wages</p>	
<p>2) Employment Deprivation Measures unemployment levels and access to jobs</p>	
<p>3) Health Deprivation Measures population's health</p>	
<p>4) Education Deprivation Measures skill levels and access to education</p>	
<p>5) Barrier to Housing and Services Measure access to affordable housing and services</p>	
<p>6) Crime Measures levels of burglary, theft, criminal damage and violence</p>	
<p>7) Living Environment Deprivation Measures both indoor and outdoor living conditions including condition of housing, air quality, road traffic accidents</p>	

Sources: Communities and Local Government; Office for National Statistics; Valuation Office Agency, (2007)

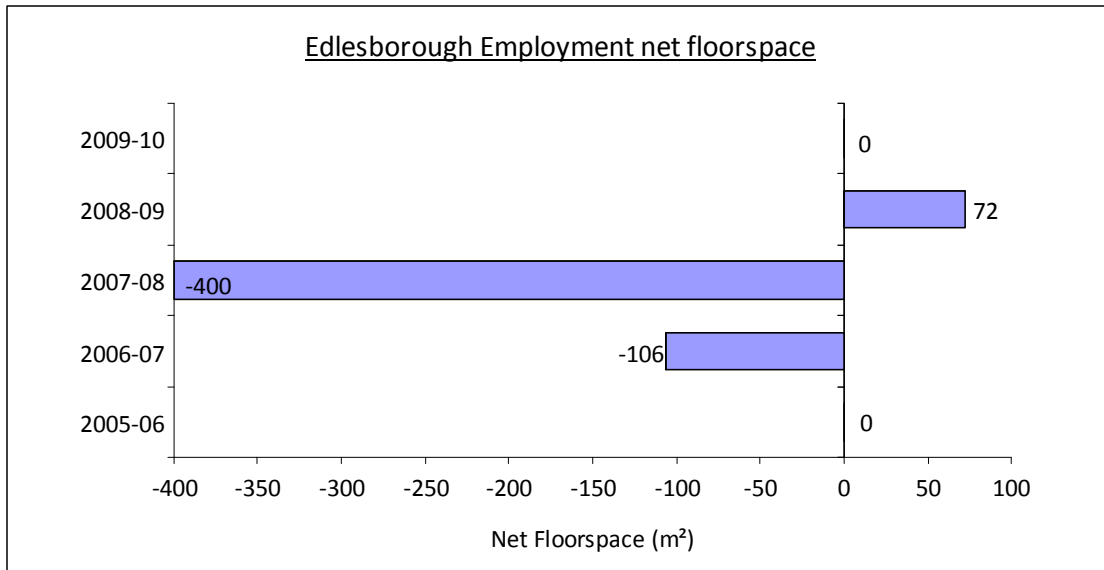
Employment

Employment Sites

- Employment sites within Edlesborough parish are relatively limited due to its fairly rural location. Two employment sites are located at Sparrow Hall farm and Tythe Barn (Employment Land Study, 2008).
- Sparrow Hall farm is located just outside the settlement 0.6 miles towards the west, on the Leighton Road (A4146) where there are 10 units. There are a variety of uses including a furniture store, archery shop and a children's book publisher.
- Tythe Barn is located in the centre of Edlesborough along the High Street, where there are two units. This is a protected listed building which was recorded within the Domesday Book. Today this building is used as luxury offices.
- Also near to the High Street is Broomstick Industrial estate where there are six units. There are a variety of B uses including a metal works, garage repairs and car sales garage.
- The village also has a variety of other small businesses, some operating from private homes, many of which advertise in the parish magazine 'Focus' distributed monthly to all households and businesses (Parish Plan, 2008).
- In Slicketts Lane, there is the 'Arts and Crafts' shop; run for over 40 years by Carrie Lovell who along with Beryl Wagstaff published a booklet in the mid 1970's. It is titled 'The Romance of Edlesborough' and includes Carrie's poetry and local history (Parish Plan, 2008).

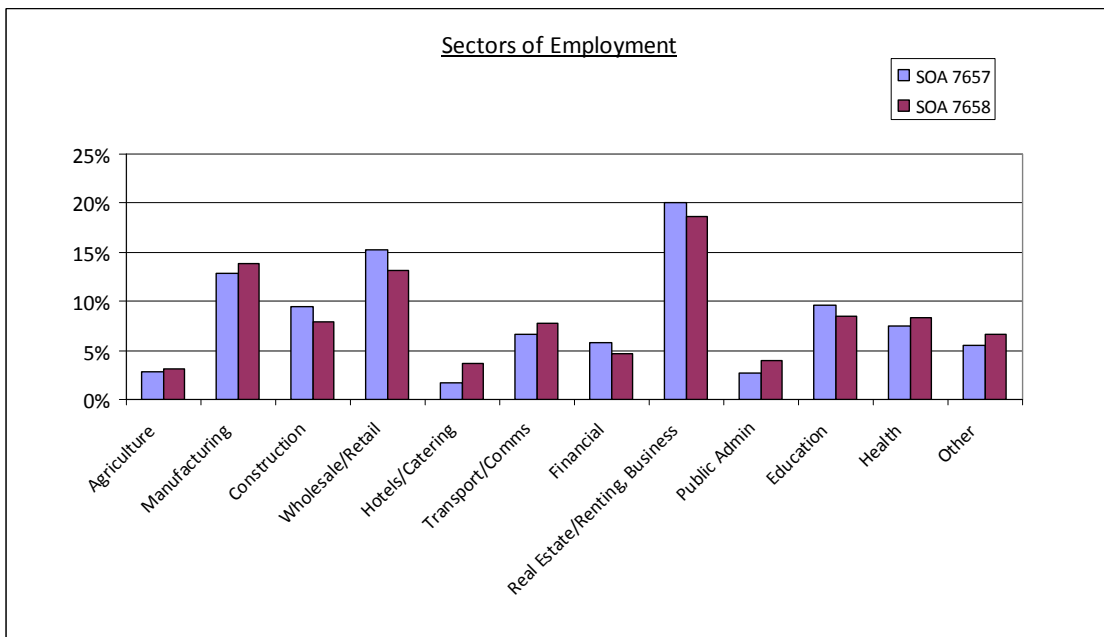
Employment Change for completed development since 2005

- The graph overleaf 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.
- The graph overleaf shows over the last five years there has been a net loss in floor space, with the greatest loss in 2007/08 of 400 m². There is currently 580 m² of outstanding planning permissions which have not yet been implemented. This includes a change of use of an agricultural barn to B1/B2/B8 uses (07/2028/APP).



Source: AVDC, 2010

Sectors of Employment



Source: 2006, AVDC Local Area Profile

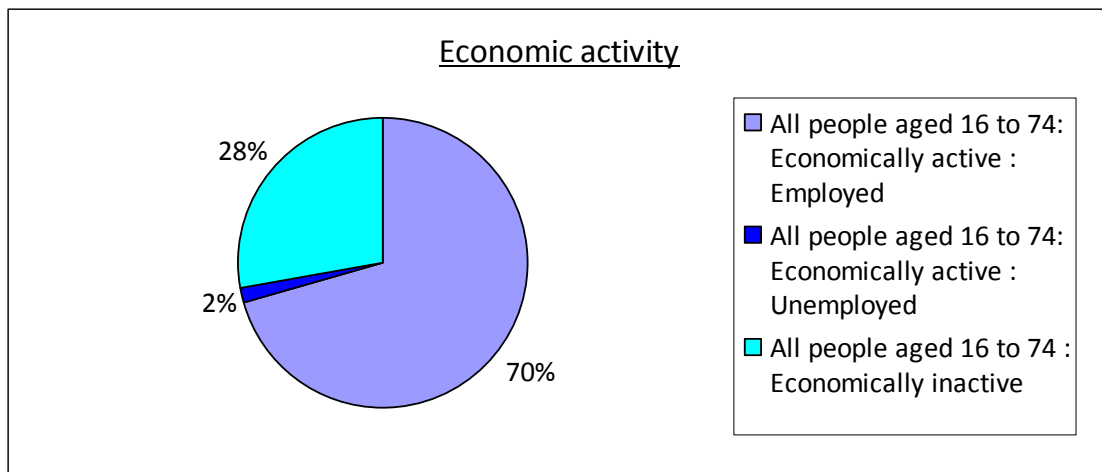
- Like in many of the other wards across Aylesbury Vale, there are a couple of industries in particular in which relatively large parts of the populations of Edlesborough are employed. In particular large numbers of people work in the real estate/ renting and business sector accounting for 18% -20% of the population. A further 13% - 15% of

people work in wholesale/retail, and between 13% - 14% of people work in manufacturing.

- There is a high proportion of managerial and professionals (41%) (Census, 2001).

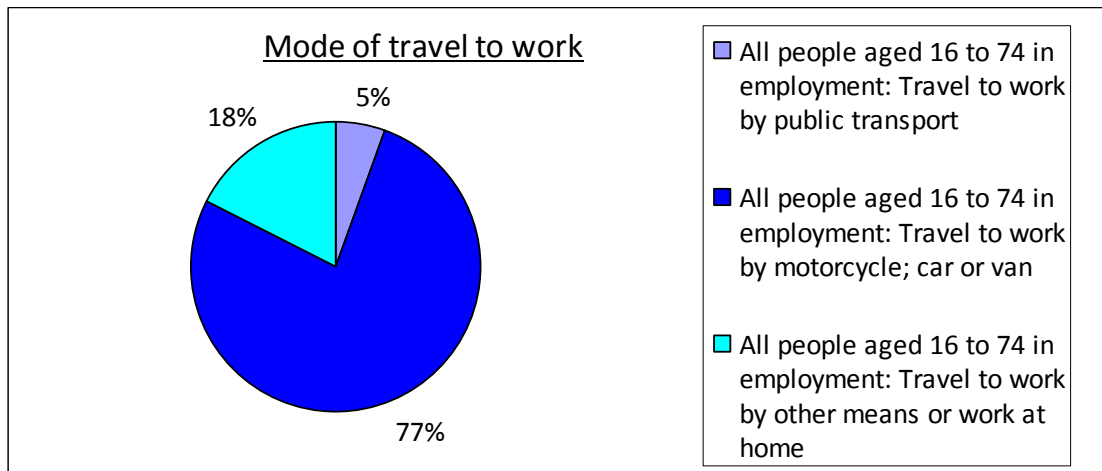
Economic Activity

- The majority of the population are in employment accounting for 70% (Census 2001).
- For the population aged 16 to 74 there are low levels of unemployment (2%). However there are quite a high percentage of economically inactive people (28%), this includes students over the age of 16 and the elderly below the age of 74 (Census 2001).



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

Mode Travelled to Work



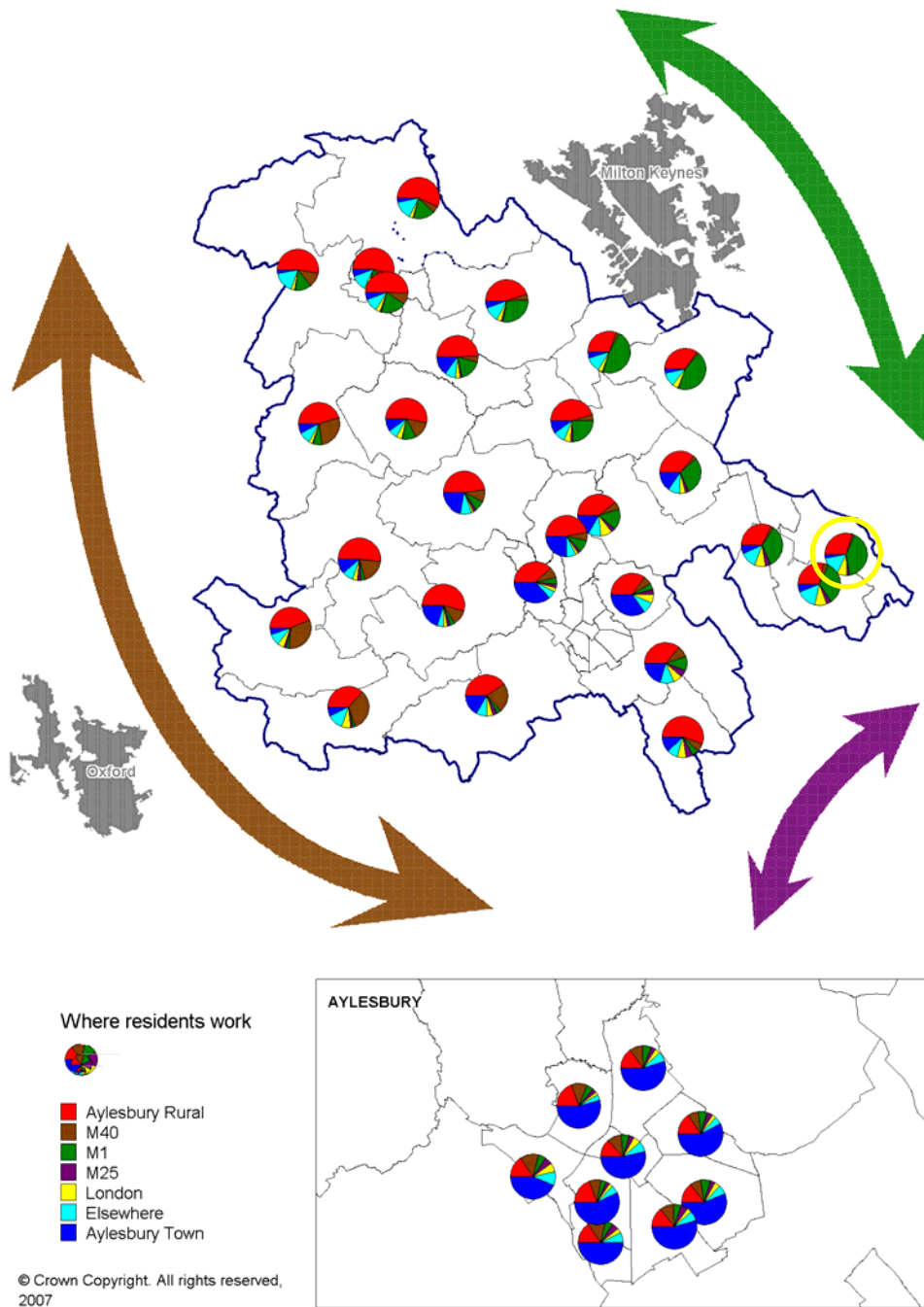
Source: 2001 Census, www.ons.gov.uk, © Crown copyright

- The majority of the population use private motorised transport to travel to work (77%) from data in the 2001 Census. A very small proportion use public transport (5%). This reflects the limited public transport options from Edlesborough.

Distance Travelled to Work

- Although Edlesborough parish is towards the furthest easterly point of Aylesbury Vale, residents find themselves within relatively short travelling distances of Tring, Leighton Buzzard and Hemel Hempstead as well as Aylesbury itself.
- The 2001 Census shows the average distance travelled to a fixed place of work is 21.3 km for Edlesborough parish.
- The local parish profile data in 2006 for Edlesborough ward shows a similar trend with the most common distance travelled to work between 10-20km, accounting for 25-29% of the population. 12% of the population travel more than 40km to work, commuting on a daily basis.

Commuting from Aylesbury Vale Wards



Source: Aylesbury Vale Employment Land Study (AVDC, 2008)

Note – the colour of the arrows correspond to the roads on the key

Approximately a third of the residents commute to Aylesbury’s rural areas, with just over a third commuting along the M1 corridor. A small proportion of residents commute to Aylesbury town, London and elsewhere.

Broadband Speeds

There is no formal way of assessing Broadband speed and coverage. However we have drawn on some of the commercially available speed checking services to give a guide as to the coverage and speeds available in the village. This does not mean that this is necessarily an obtainable level of service, but is as close as we are able to provide as an indicator.

Using www.broadbandspeedchecker.co.uk, it would appear that the village has a good coverage and speeds obtainable appear to be in the range of 0.86 to 6.46 Mbps, through a range of different providers.

Shops and Services

Retail units are concentrated around the High Street comprising of a post office, bakery and hair dresser. There is also a florist, electrical goods store, bicycle and carpet shop run by the Janes family since 1948.

Facilities include places of worship; Baptist Chapel and Methodist Church (St Mary's Church no longer in use). Other facilities include a health centre, village hall, junior school, recreational ground, scout hall and allotment gardens. There is also a small café, two estate agents and a company making weathervanes, automatic gates and decorative metal products and a small private garage, Edlesborough Autos.

The village was served by five public houses but over the past 25 years this has reduced to two, The Bell, located opposite St. Mary's church and The Travellers Rest. The Bell PH has recently under permitted development rights changed to a restaurant.

Health Care

The 2001 Census shows 78% of people to be in good health and 11% of the population to have a limiting long-term illness (Census, 2001).

Edlesborough has its own health centre, located at 11 Cow Lane. The health centre has a doctor's surgery with four doctors, a pharmacy and dentist. This facility is open Monday to Friday between 8-12am and 2-6pm (closed Thursday afternoons).

In addition there is a nearby Surgery at Pitstone located at Yardley Avenue. This facility also has a pharmacy. The nearest hospitals are at Aylesbury and Luton.

Audit of leisure and sports facilities

- 150 year old Memorial Hall – seating up to 100 people, with car parking (new flooring in 2007) - Edlesborough Memorial Hall
- 2 x floodlit synthetic tennis courts, fenced - Edlesborough Village Green
- Playground – Recreation Ground
- 1 x Senior Football Pitch, 2 x Junior Football pitches, appears to be Pavilion– Edlesborough Village Green
- 1 x Cricket Pitch, appears to be Pavilion– Edlesborough Village Green
- Two allotments – at the recreation ground and
- Methodist Church - High Street and to the east of Cow Lane
- Baptist Church – High Street
- As previously mentioned St Mary’s church in Edlesborough is no longer in regular use due to its condition. The fabric of the church is now maintained by the Churches Conservation Trust. The churchyard however is maintained by the Parish Council.

Green Infrastructure

Natural England's Accessible Natural green space Standard (ANGST) provides a set of benchmarks for ensuring access to green space near to where people live.

These standards recommend people should have:

- An accessible natural green space of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home;
- At least one accessible 20 hectare site within 2 kilometres of home;
- One accessible 100 hectare site within 5 kilometres of home;
- One accessible 500 hectare site within ten kilometres of home.

Access to Green Space

The following are locations of green space for which the accessibility audit has been carried out:-

Green Space	Size
Allotments The Green	7268m ²
Recreation Ground The Green	37164m ²
Allotments Cows Lane	8824m ²
Open Space Cow Lane	873m ²
St Mary's Church Leighton Road	14570m ²

The following table shows current provision against Accessible Natural England Standard (ANGSt) by Natural England which is considered a national benchmark and forms part of Government guidance on green space provision. The standard emphasizes the importance of accessible green space to local communities.

ANGSt Standard	Sufficient Existing Provision
2ha-20ha green spaces located within 300m of dwellings	No(Gap at Church End of the Village)
20ha-100ha green spaces located within 2km of dwellings	Yes
100ha-500ha green spaces located within 5km of dwellings	Yes
500ha+ green spaces located within 10km of dwellings	Yes

Local Nature Reserves

Standard: 1ha per 1000 population

Current provision- None

Current gaps – Yes - Edlesborough Ward

Young People Play Provision

Provision - One Locally Equipped Area of Play (LEAP) located at The Green Recreation Ground. Teenage provision is located at the Recreation Ground but does not fully meet the criteria for a Neighbourhood Equipped Area of Play (NEAP).

Current Gaps – Yes - For existing urban development a LEAP provision is required to the south (Church End), north (Moor End) of the village and south east of Brownlow Avenue. Also there is no Neighbourhood Equipped Area of Play (NEAP) within the village. The existing teenage provision located on the Recreation Ground needs to be enhanced to a NEAP standard.

Allotments

9 plots per 1000 population

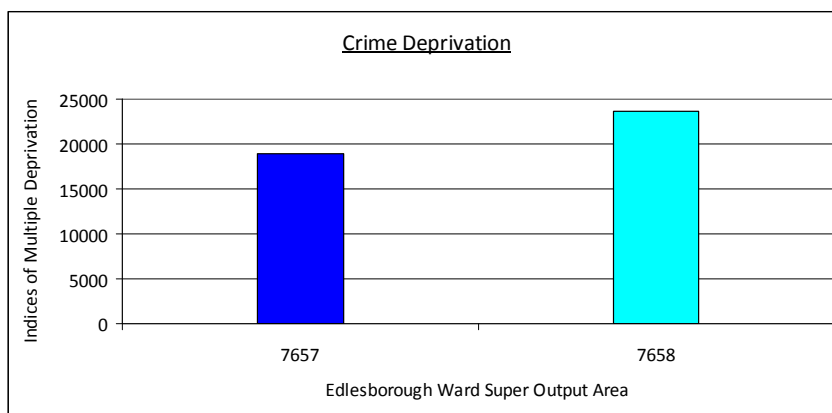
Provision – Yes - Two sites are located in the village. One site is located at The Green (26 Plots) and the second site is located at Cow Lane (29 plots). Sites are managed by Edlesborough Parish Council.

Current Gaps – No - The amount of plots available within Edlesborough complies with the 9 plots per 1000 population. (However, current demand exceeds this standard, although there are currently no plots available).

Tourism

There are no tourist attractions which AVDC monitor within Edlesborough, although nearby in Pitstone is Glebe Canal Cruises tourist attraction. This attracts approximately 10,000 visitors each year. Grebe Canal Cruises Ltd. are a long established pleasure boating business located at Pitstone Wharf on the Grand Union Canal at the edge of the Chiltern Hills.

Crime



Source: Indices of Multiple Deprivation, 2007

- The above data is based on burglaries, theft, criminal damage and violence (April 2002-March 03). The column on the left shows a ranking of the relevant Super Output Area against all Super Output Areas nationally (there are around 32,500). An IMD score of 1 would mean the SOA is the highest crime area in the country. Whereas a ranking of 32,500 would be the lowest crime area based on these particular crimes
- It can be seen from the graph that both Super Output Areas for Edlesborough measure relatively low for crime deprivation. SOA 7658 falls within the top quartile national and the other, SOA 7657 falls within the 2nd quartile nationally (Local Area Profile, 2006).

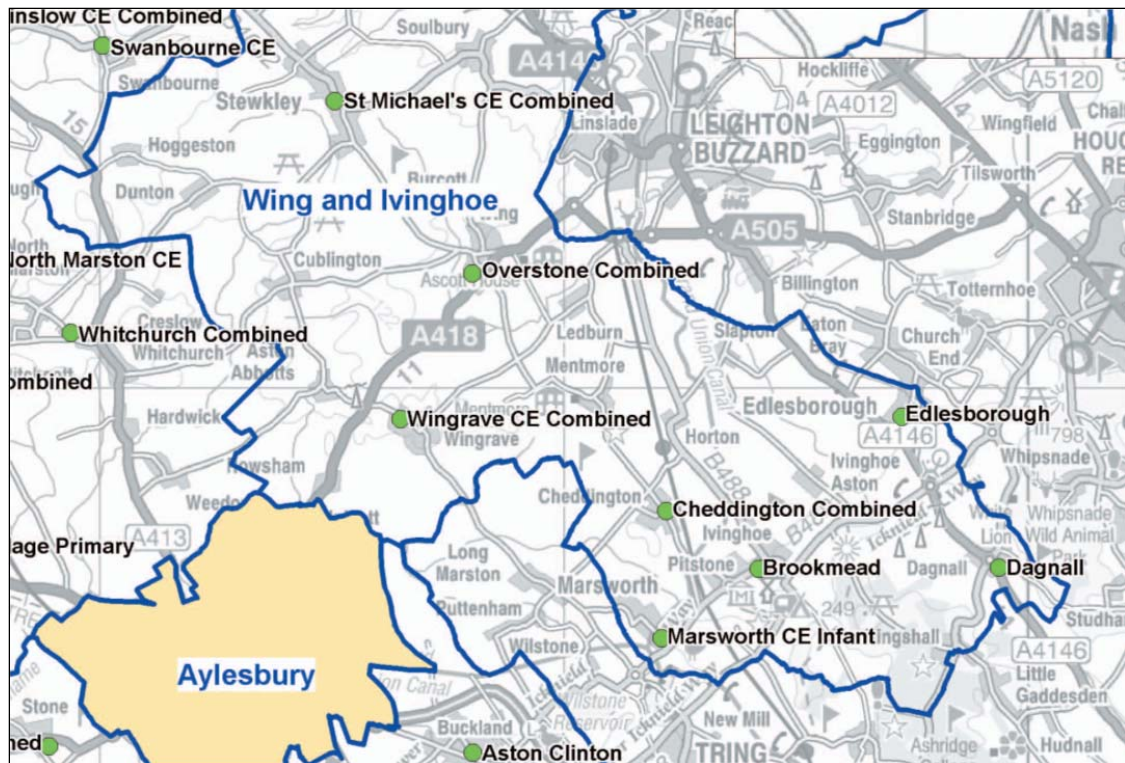
Education

Pre Schools

There is one pre-school in Edlesborough 'Edlesborough Under Fives' at Memorial Church Hall along the High Street.

Primary Schools

- Edlesborough falls within the Wing and Ivinghoe Primary school Planning Area, where there are 10 primary schools.
- Within this primary school planning area there is capacity for 1,561 pupil. In 2009/10 there were 1,365 pupils attending, leaving a capacity of 13%.



Source: BBC, March 2010

- The nearest primary school is Edlesborough School, located along the High Street. Lady Marion Alford the Countess of Bridgewater founded Edlesborough School in 1849. This is a Community Primary School, age range between 4 and 11, with mixed gender. The school has expanded over the last 20 years with a current capacity of 250 pupils. At March 2009 the number of pupils attending the school was 264, therefore over capacity by 6%.

Secondary Schools

The nearest upper schools are at Dunstable (Bedfordshire), Leighton-Buzzard (Bedfordshire) and Wendover.

- Leighton-Buzzard – Cedar Upper School – 1231 pupils (2010, Ofsted) ages 13-19.
- Dunstable - Queensbury Upper School – 1086 pupils (2010, Ofsted) ages 13-19.
- Dunstable - Manshead VA Church of England Upper School - 960 pupils (2010, Ofsted) ages 13-19.
- Wendover - John Colet School - capacity of 1030 pupils – ages 11- 18. In 2009/10 there were 1008 pupils leaving a spare capacity of just 2%.

Education Trends and Statistics

Key Stage 2 is ages 7-11 (Junior School) within the Primary Curriculum. Level 4 is one of the higher standards of achievement for teaching effectiveness. More information on the stages and the curriculum is available at

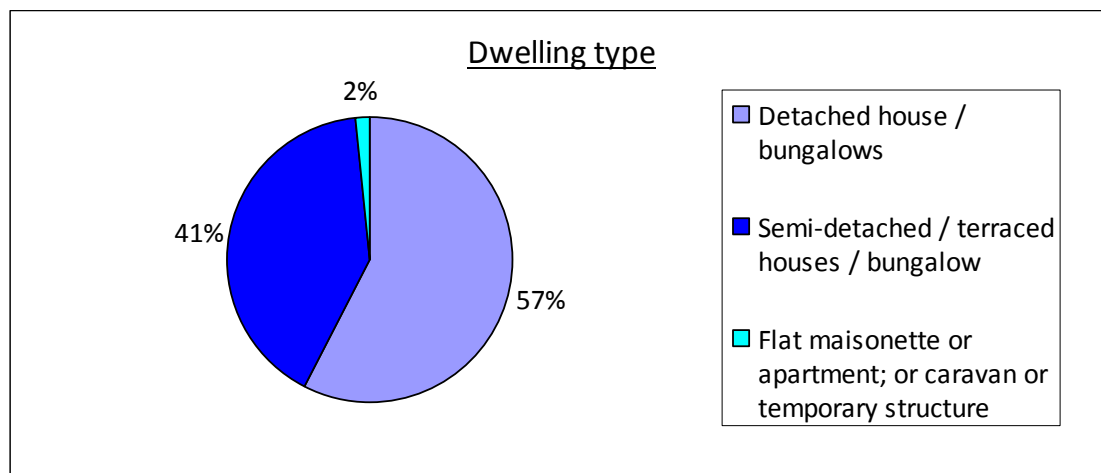
<http://www.education.gov.uk/schools/teachingandlearning/curriculum/primary>

At Key Stage 2, 97% of pupils in Edlesborough Ward achieve Level 4 or above in English, compared to a regional figure of 81.3%. In Science, 100% achieve Level 4 or above compared to a regional figure of 87.6% and in Maths, 94% achieve Level 4 or above compared to a regional figure of 78% (Department for Children, Schools and Families, 2009).

At GCSE level, 73% of school pupils in Edlesborough Ward achieved 5 or more GCSEs graded A to C, compared to a regional average of 65% (Department for Children, Schools and Families, 2009).

Housing Stock Profile

As can be seen on the below graph the majority (57%) of households are detached, with 41% semi-detached or terraced housing for Edlesborough parish.

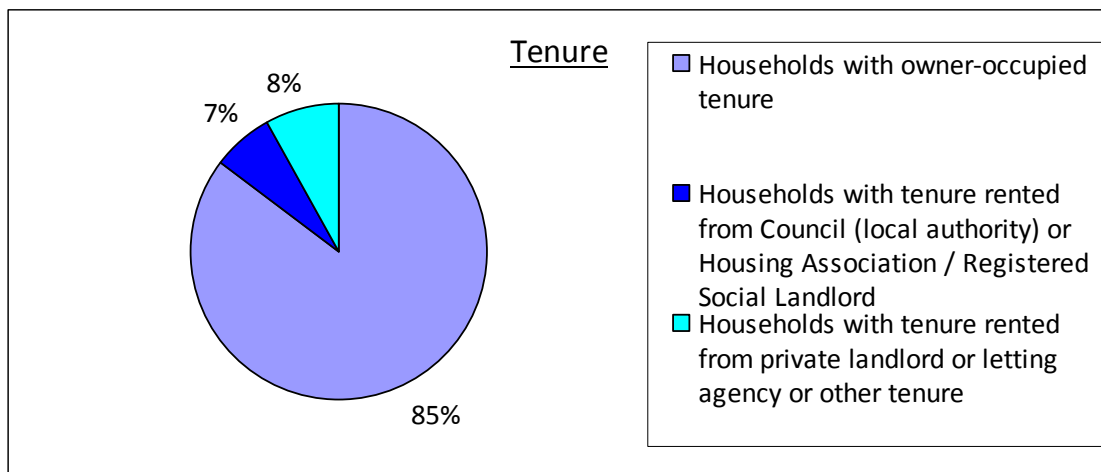


Source: 2001 Census, www.ons.gov.uk, © Crown copyright

The average household size is 2.45 persons, which is just below the district average of 2.51 (Census, 2001). The average number of rooms per household is 6.7, which is relatively high in comparison to the district average of 5.8.

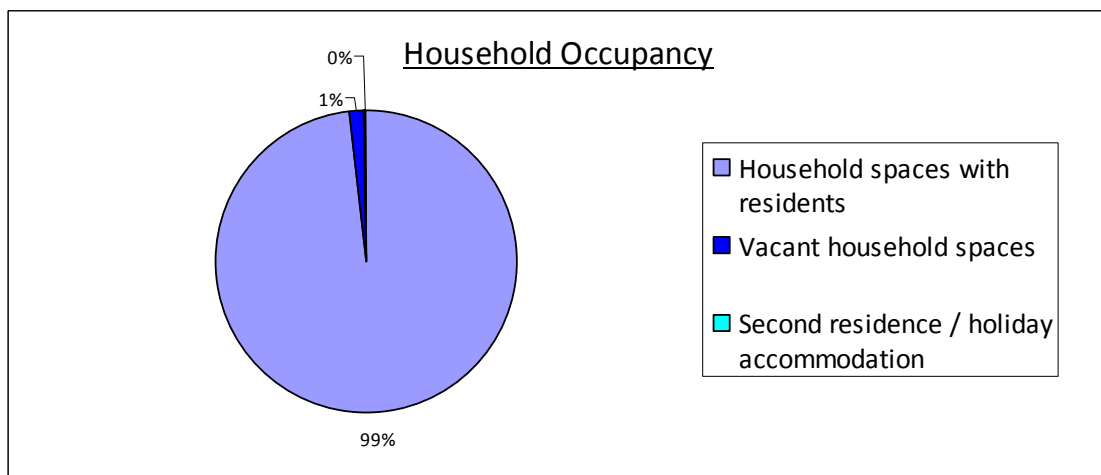
Household Tenure

- The graph overleaf shows the most popular household tenure is owner-occupied for Edlesborough parish. Of this approximately 49% of houses in Edleborough are owned with the help of a mortgage, with a further 35% of houses owned outright (Local Area Profile, 2006).
- A further 7% are owned through council/registered social landlords and 8% are rented from private landlords.



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

Household Occupancy



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

- Vacant households account for 1.1% of Edlesborough parish. There is no holiday accommodation in Edlesborough parish.

- 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.

Parish Market data on completions and sales

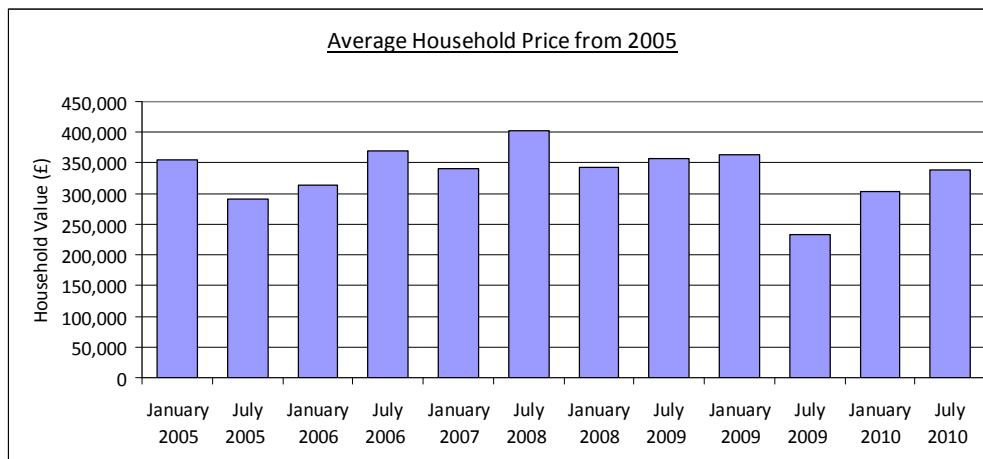
Year ending 31 st March:	2005	2006	2007	2008	2009	2010
Total Dwelling Completions	8	2	1	2	5	14
Affordable Housing	0	0	0	0	0	0
Rural Exception Schemes	0	0	0	0	0	0

As at 31 st March:	2005	2006	2007	2008	2009	2010
Commitments	9	14	14	22	18	4

Source: AVDC, 2010

- Commitment figures show the net housing commitments in this parish. 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.
- Since 2005, 32 dwellings have been built and 81 dwellings have been committed.
- Since 2005 there have been no affordable housing completions or rural exception schemes.

Average Household Price

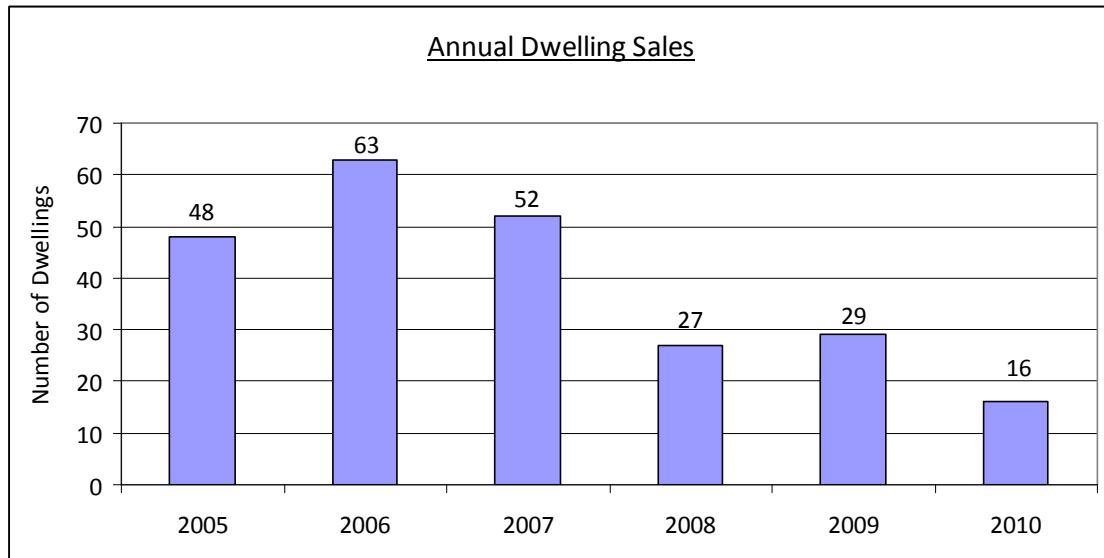


(Source: Hometrack, September 2010) Please note this graph does not take into account the sizes of dwellings sold, which will inevitably impact on the price of the dwelling.

In recent years, the graph shows household prices in Edlesborough ward have fluctuated. The price band with the most sales was between £375,000 and £400,00. This equates to 1.4% of the private housing stock turning over, compared to a regional average of 1.2%. There was 1 new build sale during 2010. The highest average house price was in July 2008 with an average of

£401,979. The lowest house price was in July 2009 with an average price of £233,550. This trend is very similar to the rest of the district.

Housing Sales

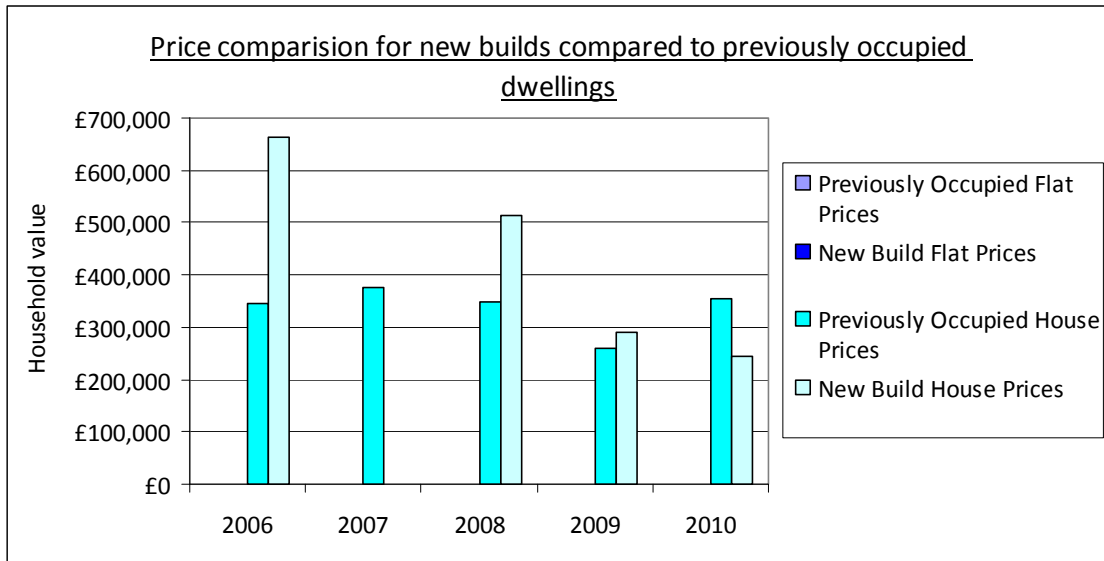


(Source: Hometrack, September 2010)

Edlesborough ward dwelling sales peaked in 2006 with 63 sales and have since been reducing to 16 in 2010. This follows a similar trend to the rest of the district.

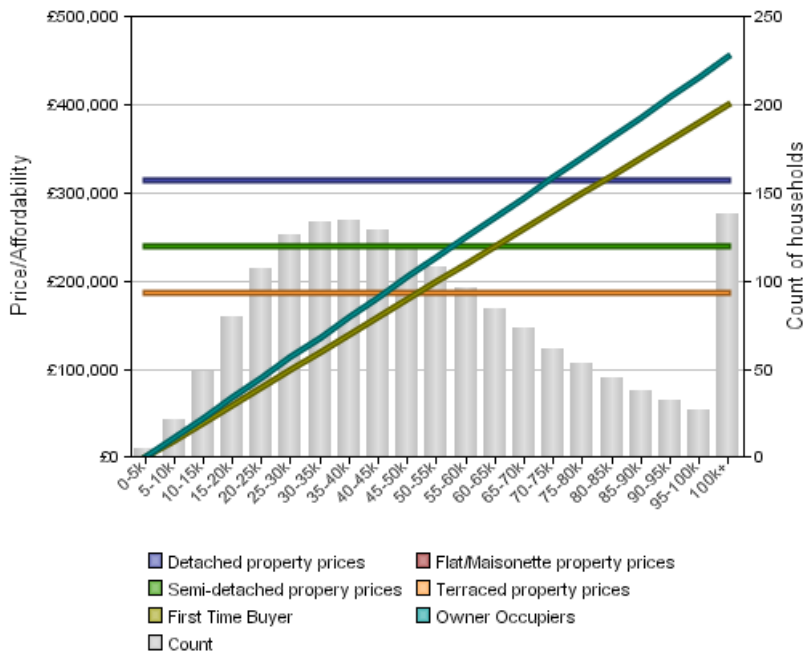
New Build price comparison

The graph over lead shows previously occupied dwellings show to have a more consistent value in comparison to new builds which have dramatically reduced from 2006 to 2010. The cost of a 2010 new build house was less than half of the cost in 2006.



(Source: HM Land Registry, September 2010) Please note not all the data is available for each year. This graph does not take into account the sizes of dwellings sold, which will inevitably impact on the price of the dwelling.

Affordability



(Source, Hometrack, September 2010)

The above is an affordability graph based on a mortgage three times income. This graph shows in order to buy a terraced property for a first time buyer; you need to be earning at least £45,000 to £50,000. To buy a terraced property for an owner occupier, you need to be earning at least £40,000 to £45,000.

Housing Need

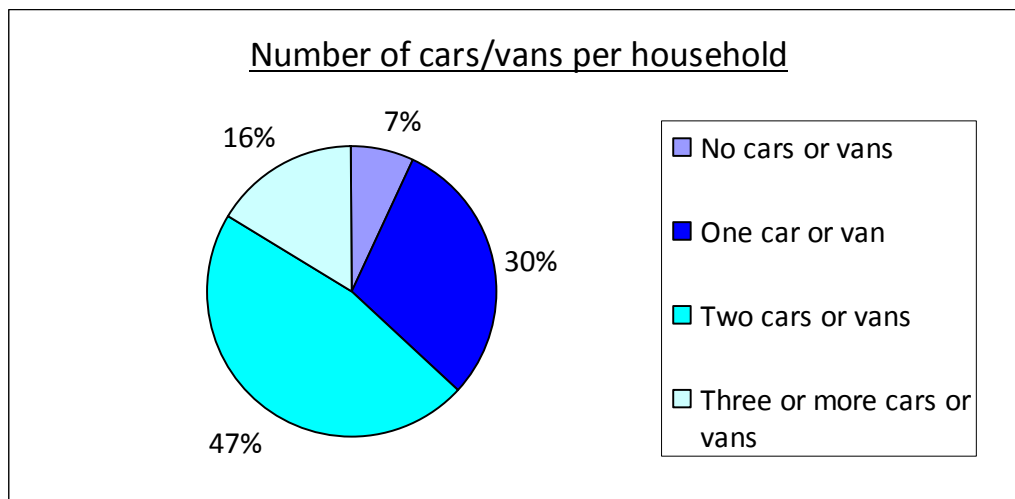
In Edlesborough parish, there are 13 households on the waiting list for council housing (Source, AVDC October 2010). The total number of households on the council housing waiting list is 4,410. Please note that within this figure there are 1,022 households on the waiting list from outside the district 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 the number of houses on the district waiting list).

Gypsy Sites

There is one site within Edlesborough parish granted permission for a gypsy and traveller site. This is located at Cow Lane where there are three pitches. The site was allowed on appeal in 1992.

Transport and connections

Edlesborough is located relatively close to the M1, lying 7 miles towards the east of the village. The settlement is located on the A4146 Hemel Hempstead to Leighton-Buzzard Road. The A4146 is the main road for the village, with the B489 Tring Road providing a connection to Dunstable. Other smaller lanes connect to surrounding villages of Eaton Bray and Church End.



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

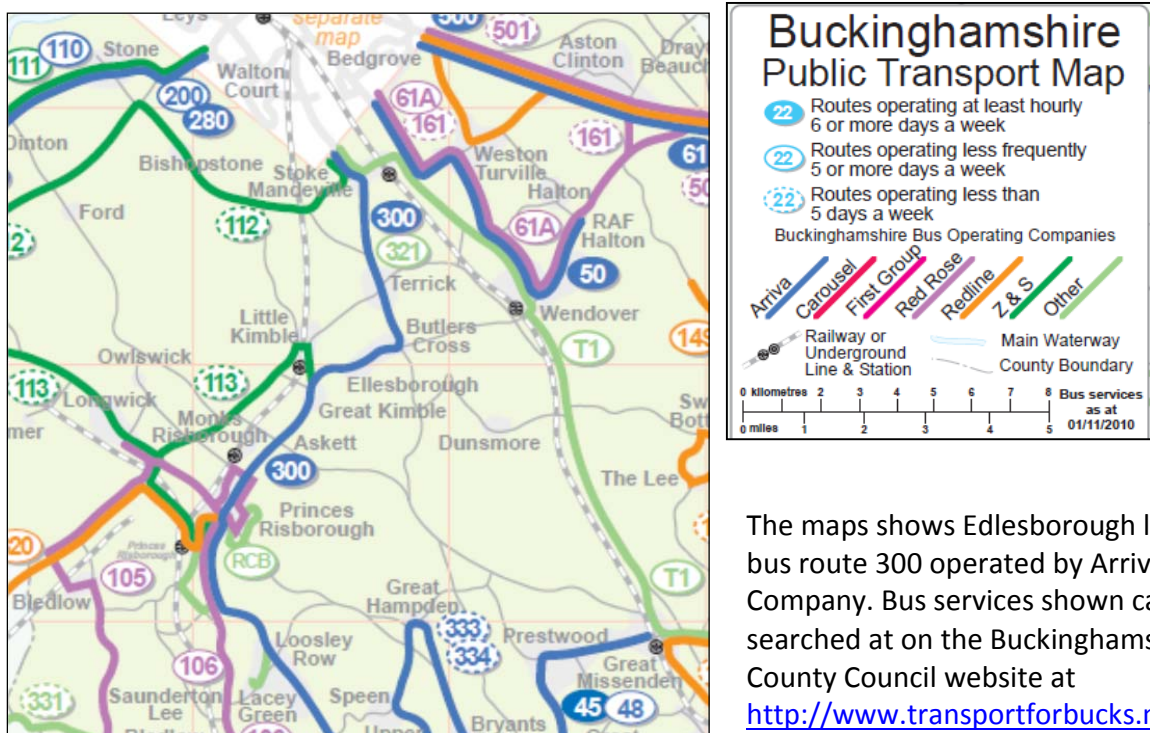
The above graph looks at the number of cars owned per household based on data from the 2001 census. The graph shows that 93% of households own at least 1 vehicle, with a high proportion (47%) owning at least two vehicles. This is likely to be due to the rural nature of the village, compared to the rest of the district.

There are 27 Public Rights of Way (PRoW) within Edlesborough parish, of which there are 2 bridleways and 25 footpaths. These provide a wide choice of routes within the village and the surrounding countryside. There are no cycle paths within Edlesborough.

Public Transport

Route 61 operates from Edlesborough to Aylesbury and Luton (including Luton Airport). This provides a minimum of an hourly service Monday to Saturday from 7am to 8pm. There is no Sunday service. There are five sets of bus stops, equally dispersed along the High Street (see map overleaf).

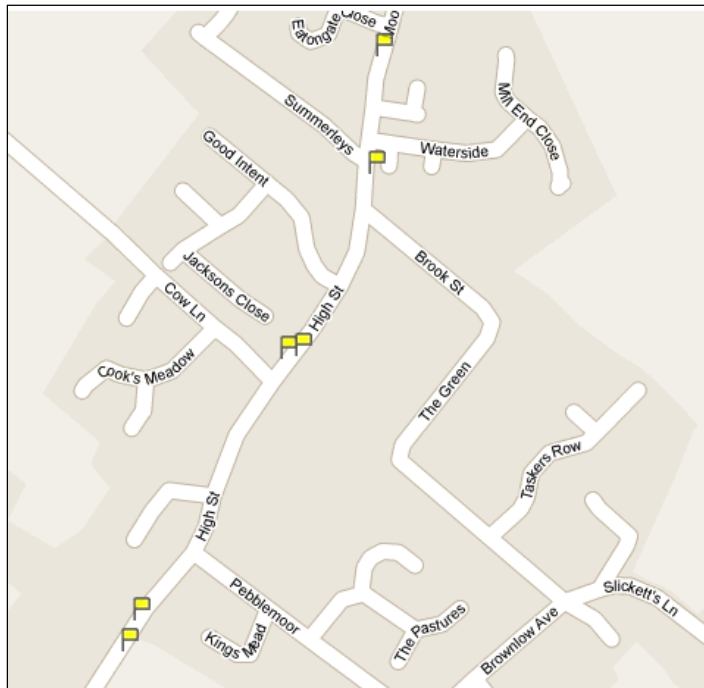
Public Transport Map



Source: BCC, 2010

The maps shows Edlesborough lies on bus route 300 operated by Arriva Bus Company. Bus services shown can be searched at on the Buckinghamshire County Council website at <http://www.transportforbucks.net/Buses-and-trains/Bus-timetables.aspx>

Bus Stops



Source: BCC, 2010

The yellow flags shown, indicate locations of bus stops. The map is maintained by Buckinghamshire County Council which can be accessed online at <http://www.transportforbucks.net/Buses-and-trains/Maps/Real-time-bus-map.aspx>.

The nearest railway station is at Cheddington, approximately 6 miles away. This is on the West Coast Main Line, providing a connection to Leighton-Buzzard, Milton Keynes and London Euston.

There is currently no community transport schemes operating from Edlesborough, however there has been recent discussion at parish meetings to set one up (Edlesborough Parish Council minutes 18th Feb 2010). The Aylesbury Dial-a-ride operates within Edlesborough, providing a service to those who find public transport difficult to use.

Water Cycle and Flood Risk

The Aylesbury Vale Water Cycle Strategy was completed by Halcrow with AVDC officers, Thames Water, Anglian Water, the Environment Agency and other stakeholders in December 2010. It provides an audit of water supplies, surface water management, flood risk, water quality, wastewater network and sewerage treatment works as relevant to a selected number of rural settlements in Aylesbury Vale.

On flood risk, the study picks up all forms of flooding other than river flooding (which is separately covered by this fact pack. The Water Cycle Strategy also provides an appraisal of the available capacity in the above infrastructure and identifies how far constrained (or not) settlements are to potential further development.

The Water Cycle Strategy for Aylesbury Vale (Halcrow, 2010) sets out the following requirements for Edlesborough:

- *Wastewater Treatment Works* – Stanbridgeford Wastewater Treatment Works has flow discrepancies and this needs further investigation before the implications for further housing development can be assessed.
- *Wastewater Network* – There are no constraints. Edlesborough Cow Lane Pumping Station has capacity for housing development of up to 80 homes.
- *Water Supplies* – Anglian Water Services proposes to reinforce the water main in the High Street. This would take 3 months to implement once a requisition has been received or a development commitment has been made.
- *Water Quality* – The settlement drains to the Stanbridgeford Wastewater Treatment Works. Currently technology is hampering the ability for water companies to meet the Water Framework Directive “Good” standard. Water companies will look to address this matter in the future once the relevant technology becomes available. This issue has no impact on the future development of various sites around the village
- *Flood Risk* – Some groundwater and sewer flooding
- *Surface Water Management* – No constraints

Fact File Summary

- Steady population growth from 1951 to 2001 with a population of 2,754 (Census, 2001);
- The age profile for the village shows the majority in the 25-64 age band;
- Reasonable levels of deprivation within the parish, particularly low when compared nationally and with surrounding parishes;
- Relatively low employment opportunities within the village, however well located to larger urban areas of Leighton-Buzzard and Dunstable.
- Villagers are dependent upon private car for commuting and travel due to limited public transport connections and infrequent service;
- The village is served by basic facilities and has a few key services for villagers specifically, post office, doctors surgery, community centre and sports and leisure facilities;
- The village also has a community primary school which is well attended and slightly over capacity. The nearest secondary schools are in Dunstable and Leighton-Buzzard;
- There is a high proportion (57%) of detached houses, compared to 41% semi-detached and terraced.
- House prices have fluctuated with July 2009 having the lowest average price of £233,550 and July 2008 having the highest average house price of £401,979. House prices have been steadily rising since July 2009.
- In Edlesborough parish, there are 13 households on the waiting list for Council housing.
- Dwelling sales peaked in 2006 with 63 sales and have since been reducing to 16 in 2010;
- Low levels of crime, particularly when compared nationally;
- Very limited public transport, with one operating bus service. No connections to nearby train stations.

5. Issues facing the Parish

Planning related issues have been identified through work by the Local Area Forum (Community Area Plan 2009), the Edlesborough Parish Plan (2008), as well as through site assessment work and discussions with internal consultees (2010).

Edlesborough Parish Plan 2008

- The facilities for young people in the villages are limited. There is a youth club for the under 12s in the Baptist Church in Edlesborough but nothing for older age children, as such Edlesborough would like to see more facilities for young people. Furthermore young people have to rely on parents to get to and from events in the evenings due to poor public transport, with the result that many young people are denied access to the facilities in the larger surrounding towns.
- The population of the parish is ageing in line with national trends and it is likely that more facilities for older and disabled people will be needed. For example, the infrequency of a bus service to Luton and Dunstable Hospital is a concern.
- In Edlesborough the sewers are estimated to be between 35 and 60 years old, and were constructed before several major housing developments were built e.g. Good Intent, Jacksons Close, The Pastures, Swansons, and Waterside. The population of Edlesborough has almost trebled since the sewer was installed. There are regular overflows of sewage in some areas, particularly after heavy rain due to surface water entering the sewer, which it is not designed to carry.
- Inadequate lighting was highlighted as an issues along the High Street, Pebblemoor and The Green. As a result some people have expressed safety concerns.
- Safety for children travelling to school has also been identified as an issue due to the heavily congested A4146. Residents would like to see a safe means of crossing for children near their schools and near school bus stops and also the provision of safety barriers in the form of railings to protect the children from the traffic.

Great Brickhill, Wing and Ivinghoe Local Community Area (Local Area Forum) Plan (2009)

- Inadequate public transport has been highlighted as a key issue. Public transport links are very poor to the main centres of business and population. There are no buses to nearby villages and no bus service to the nearest railway stations at Tring, Leighton Buzzard, Cheddington and Berkhamsted. The reliability of route 61 has also been identified as an issue.

- Poor roads and pavement maintenance has also be identified as an issue. Pavements along the A4146 are said to inadequate due to being narrow and poorly maintained, with insufficient separation from the very busy main road carrying large volumes of traffic, especially HGVs. There is also poor disabled access on pavements throughout the parish. In addition there is a need for all-weather footpaths/cycle-ways to link Northall & Dagnall to Edlesborough (where the shops, surgery, chemist, dentist & primary school are located).
- Traffic management has been also identified as an issue due to speeding motorists and inappropriate use of village roads by HGV vehicles. It has also been highlighted that there are inadequate enforcement of existing speed limits, which does not reflect for the volume of traffic, particularly HGVs. A lack of parking has also been identified, particularly at Edlesborough Surgery.
- The need for garden waste collections is also an issue as the nearest AVDC 'Tidy Tip' is 15 miles away in Aylesbury.

6. Parish Constraints

The village has a number of historic and environmental constraints to be considered. These have been identified on the maps following in the next few pages, with explanations setting out what these constraints are.

Agricultural Land Map

Agricultural Land

The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. It helps underpin the principles of sustainable development. DEFRA produced guidance on the ALC in the planning system in 1998 and the most up to date data, was produced by Natural England in 2002.

The land within Edlesborough and its immediate surroundings comprise grade 3 agricultural land. Where necessary, detailed work will be needed to distinguish between grades 3a and 3b for site based assessment. At the very southern end to the village land comprises of agricultural land grade 2.

Topography

The contours show the land at heights of 5 metre vertical intervals from Ordnance Survey maps. Land heights are above ordnance datum (sea level). Edlesborough sits 100 metres above sea level, with land gently sloping away from the village.

Environmental Constraints Map

From looking at the map on the following page, it can be seen that Edlesborough has a large number of environmental constraints.

Environmental

The most significant constraint is flooding, with flood zones 2 and 3 covering a large part of the village, running parallel to the district boundary. Flood zones 2 and 3 are areas susceptible to significant flooding defined by the Environment Agency. In addition the majority of the village is susceptible to surface water flooding. This is when during high rainfall events the drainage capacity is likely to be exceeded.

Biological Notification Sites

A Biological Notification site is located at St Mary the Virgin Church. 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.

Notable Specie Sites

Five Notable Specie sites are identified within the settlement. These are locations of Important Ecological Species set out by the Milton Keynes and Buckinghamshire Biological Records Centre. The Notable Species 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

Tree Preservation Orders

There are a few pockets of trees under the Tree Preservation Orders scattered throughout the village. These are orders established by AVDC for either individual or groups of trees. These orders prevent such trees from being lopped/topped or uprooted because they are particularly attractive or important to the character of the area.

Historic Constraints Map

Listed Buildings

There are approximately 13 listed buildings. These buildings are selected on the basis of their architectural interest, historic interest and historical association. Age and rarity are also important considerations. Church of St Mary is Grade I listed (the highest grade), with the rest of the listed buildings being either grade II or II*.

Archaeological Notification Areas

The village has four Archaeological Notification Areas located at Churchgate, St Mary's Church and two smaller site towards the south of the settlement. Archaeological Notification Areas are sites or monuments where the existence of a heritage asset of archaeological interest has been identified. Evidence of these sites are recorded in the Buckinghamshire Historic Environment Record and BCC.

Historic Land Use

St Mary's Church is located on a site of an historic land use. Historic land use is where there are records of a previous development of historic importance, which is no longer present.

Landscape Map

Landscape Character and Sensitivity

A Landscape Character Assessment was produced in May 2008. The assessment covers the whole of Aylesbury Vale District outside of the built up areas of Aylesbury, Buckingham, Haddenham, Winslow and Wendover. It groups landscape into 79 landscape character areas and 13 landscape character types covering landscape, visual, historic and ecological considerations. The landscape character type for Edlesborough is described as Vale (type 08) with Chalk Foothills directly towards the south (type 10).

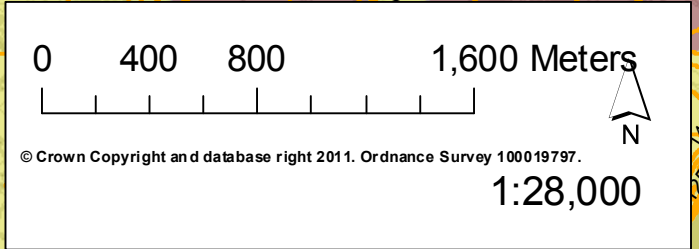
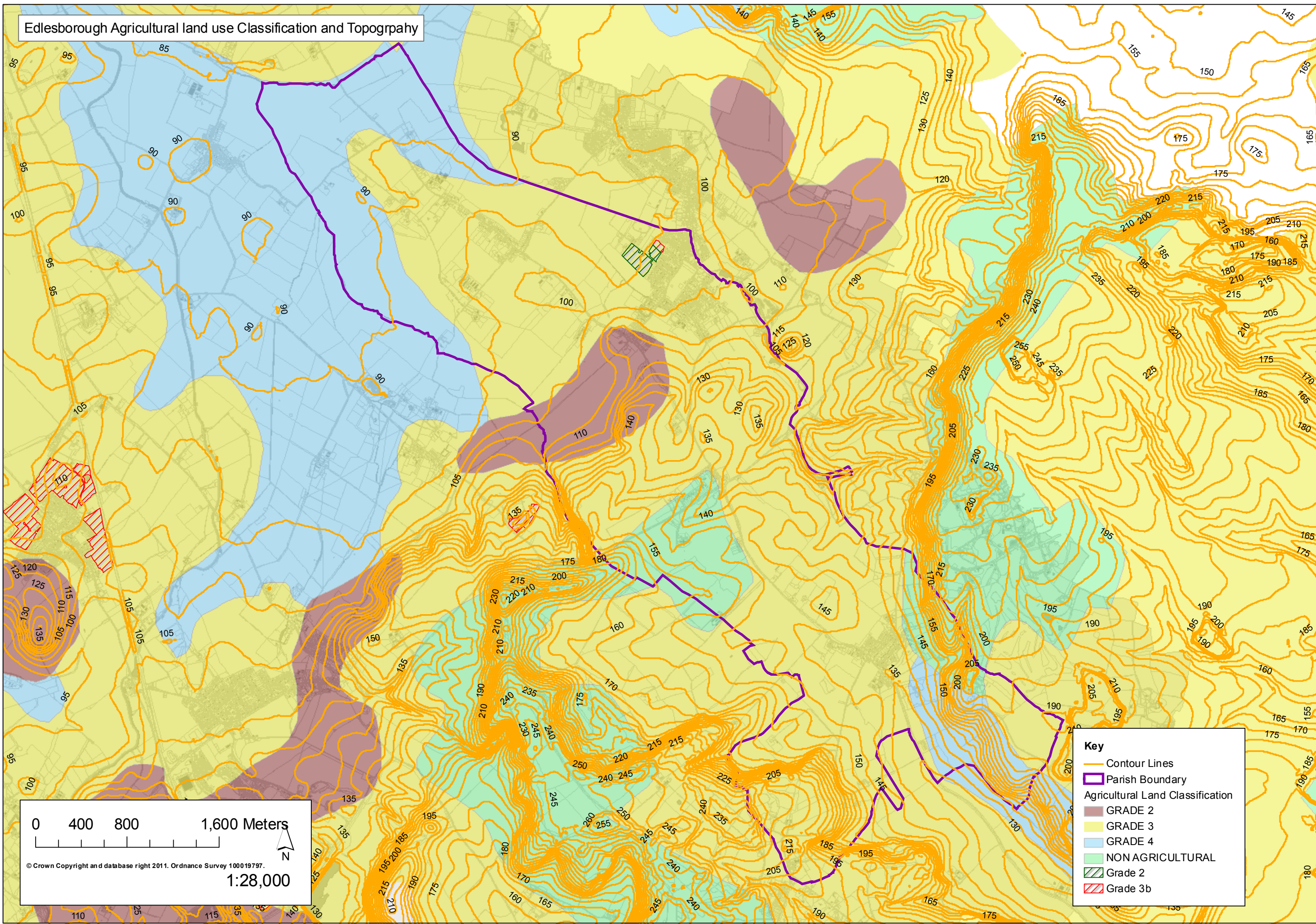
The Areas of Sensitive Landscape study (2008) followed up the Landscape Character Assessment looking specifically at the sensitivity of areas to change and new development. The following criteria determine how sensitive an area is; landscape quality, scenic quality, rarity, representativeness, conservation interests and wildness. 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. Edlesborough has a landscape sensitivity of 0 to 50%, showing that the landscape sensitivity to be relatively low.

Infrastructure and Transport Connections map

Edlesborough facilities, connections and infrastructure

The plan on the following page shows Edlesborough in the context of its transport connections and infrastructure. As discussed within section 3, Edlesborough has a number of key facilities including a primary school, post office, public houses and a memorial hall. In relation to employment, within the village there is limited employment available, however beyond the village there are two larger settlements of Dunstable and Leighton Buzzard which have a range of employments sites. Edlesborough has 1 main route towards the centre of the village, the A4146 Hemel Hempstead to Leighton-Buzzard Road and is also close to the A5 which connects Milton Keynes to the M1.

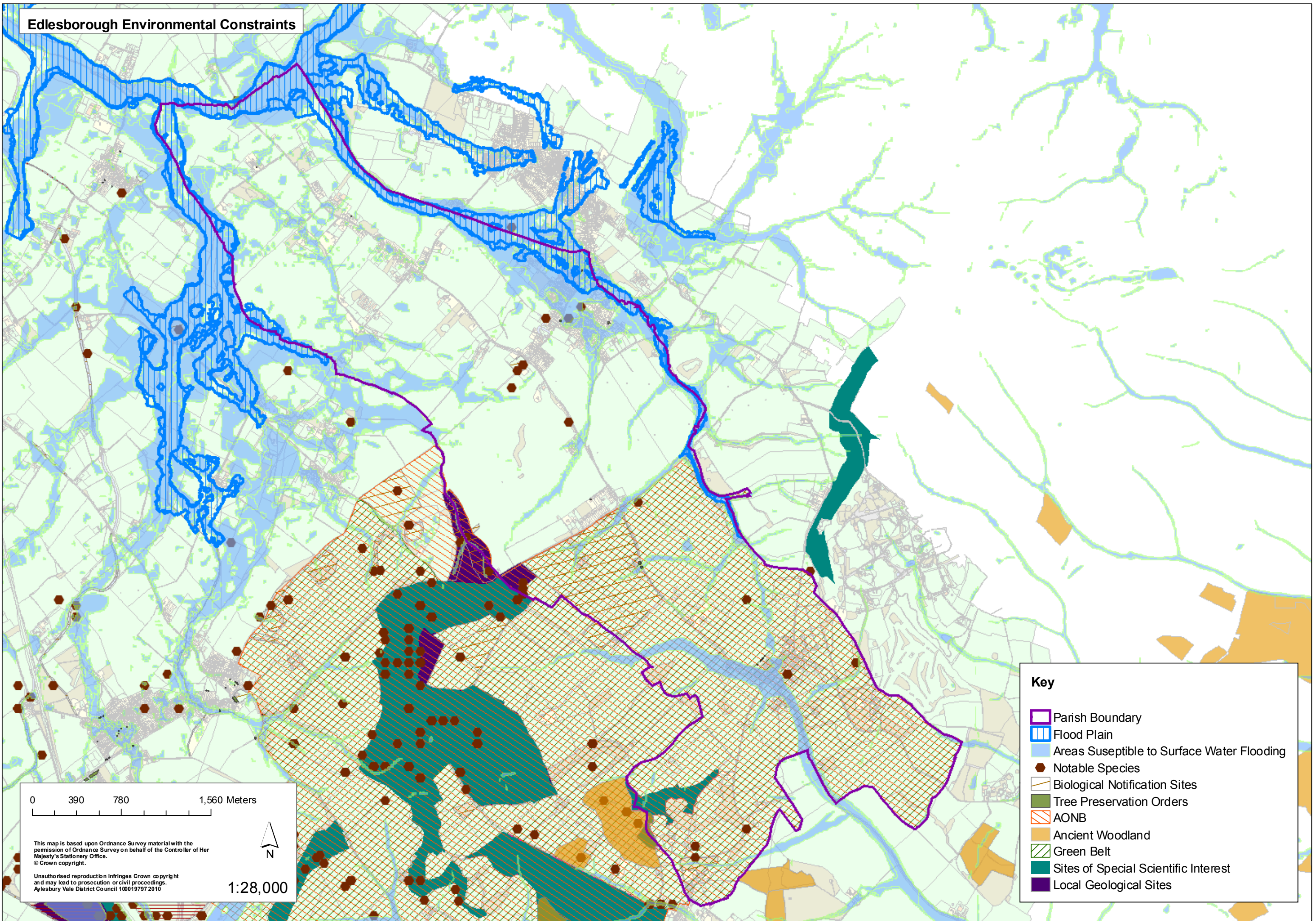
Edlesborough Agricultural land use Classification and Topogrphahy



Key

- Contour Lines
- Parish Boundary
- Agricultural Land Classification
 - GRADE 2
 - GRADE 3
 - GRADE 4
 - NON AGRICULTURAL
 - Grade 2
 - Grade 3b

Edlesborough Environmental Constraints



Key

- Parish Boundary
- Flood Plain
- Areas Suseptible to Surface Water Flooding
- Notable Species
- Biological Notification Sites
- Tree Preservation Orders
- AONB
- Ancient Woodland
- Green Belt
- Sites of Special Scientific Interest
- Local Geological Sites

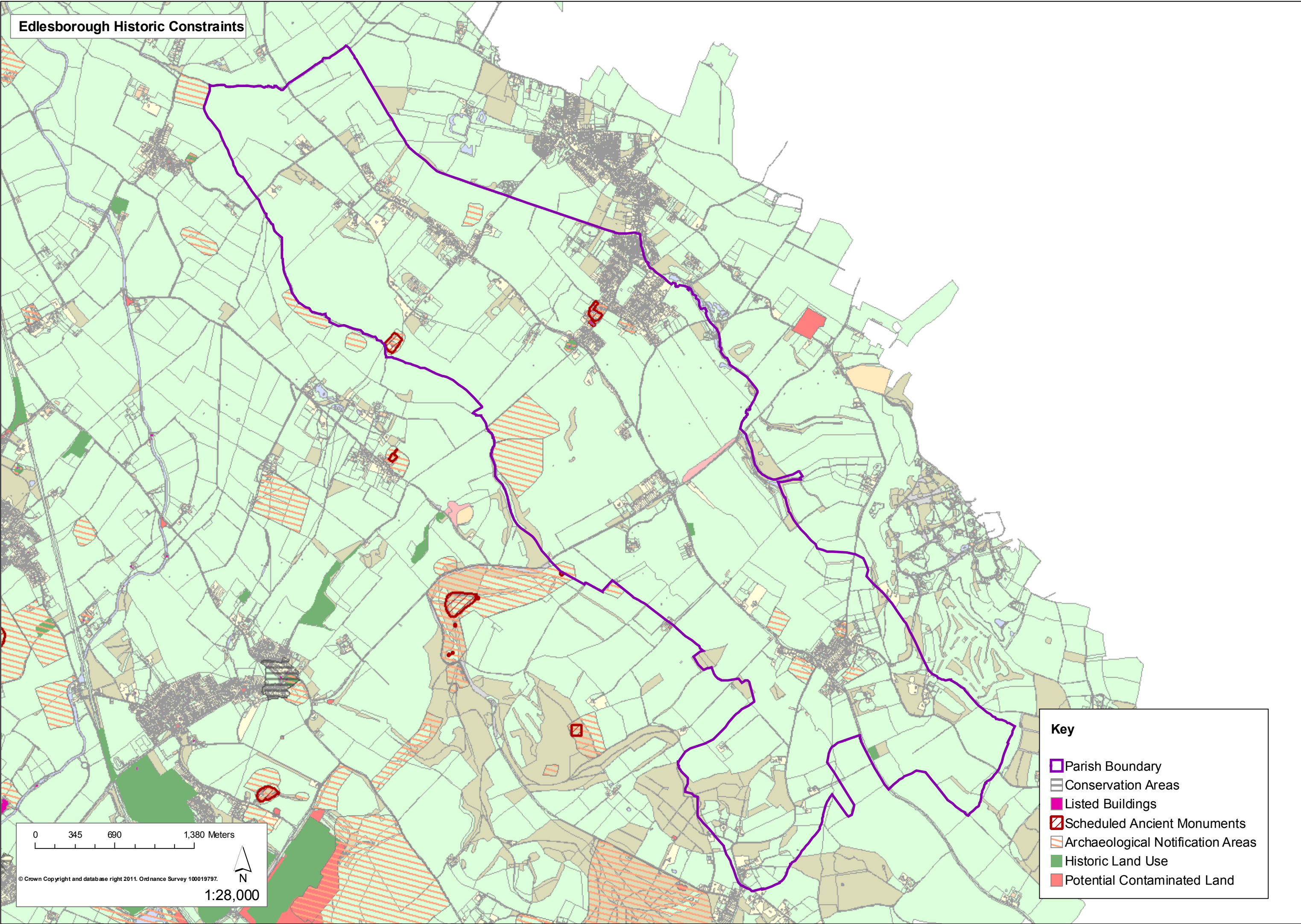
0 390 780 1,560 Meters

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Edlesborough Historic Constraints



Key

- Parish Boundary
- Conservation Areas
- Listed Buildings
- Scheduled Ancient Monuments
- Archaeological Notification Areas
- Historic Land Use
- Potential Contaminated Land

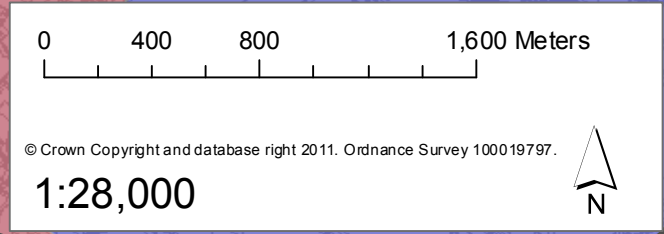
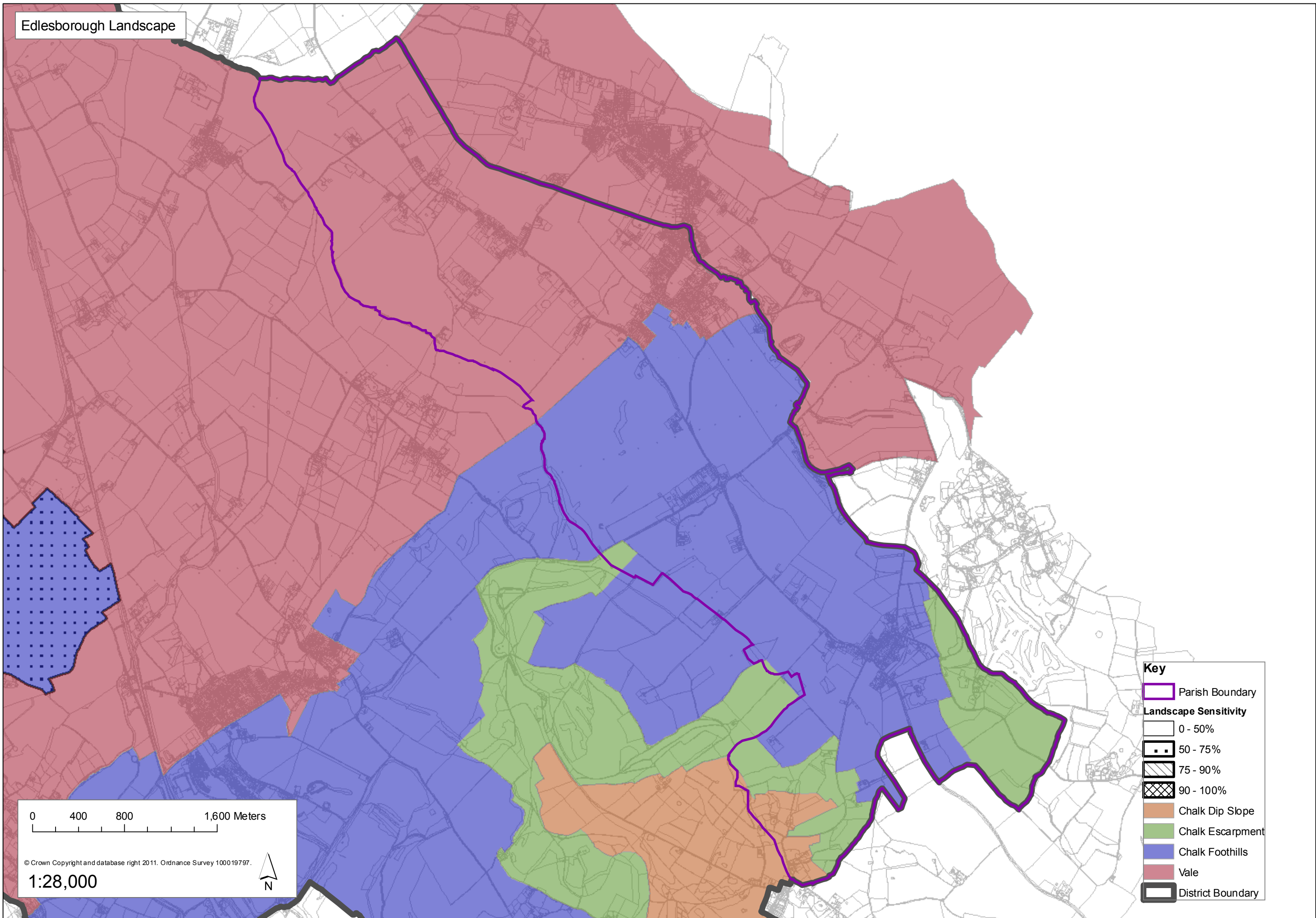
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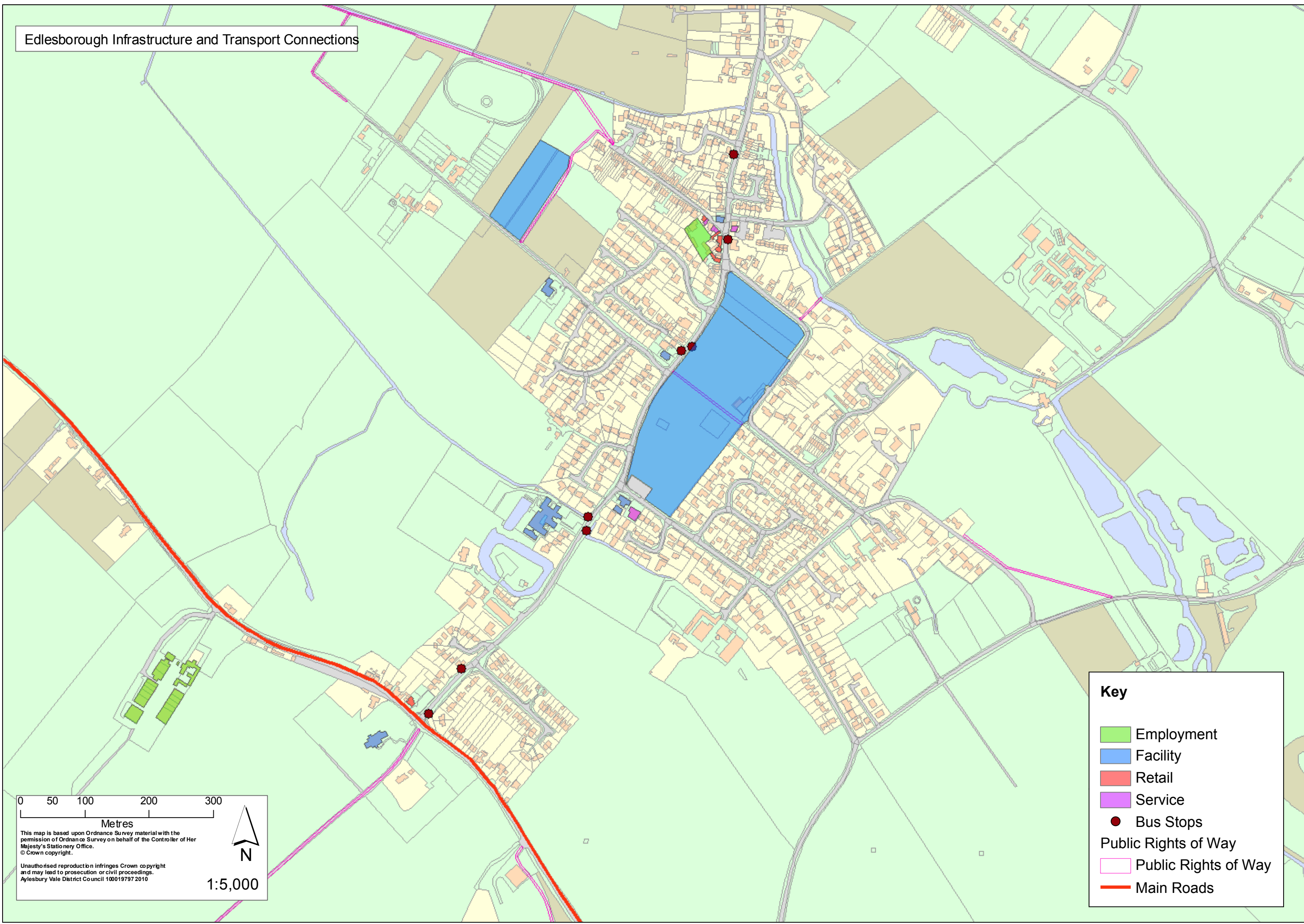
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Edlesborough Landscape



Edlesborough Infrastructure and Transport Connections



Key

- Employment
- Facility
- Retail
- Service
- Bus Stops
- Public Rights of Way
- Public Rights of Way
- Main Roads

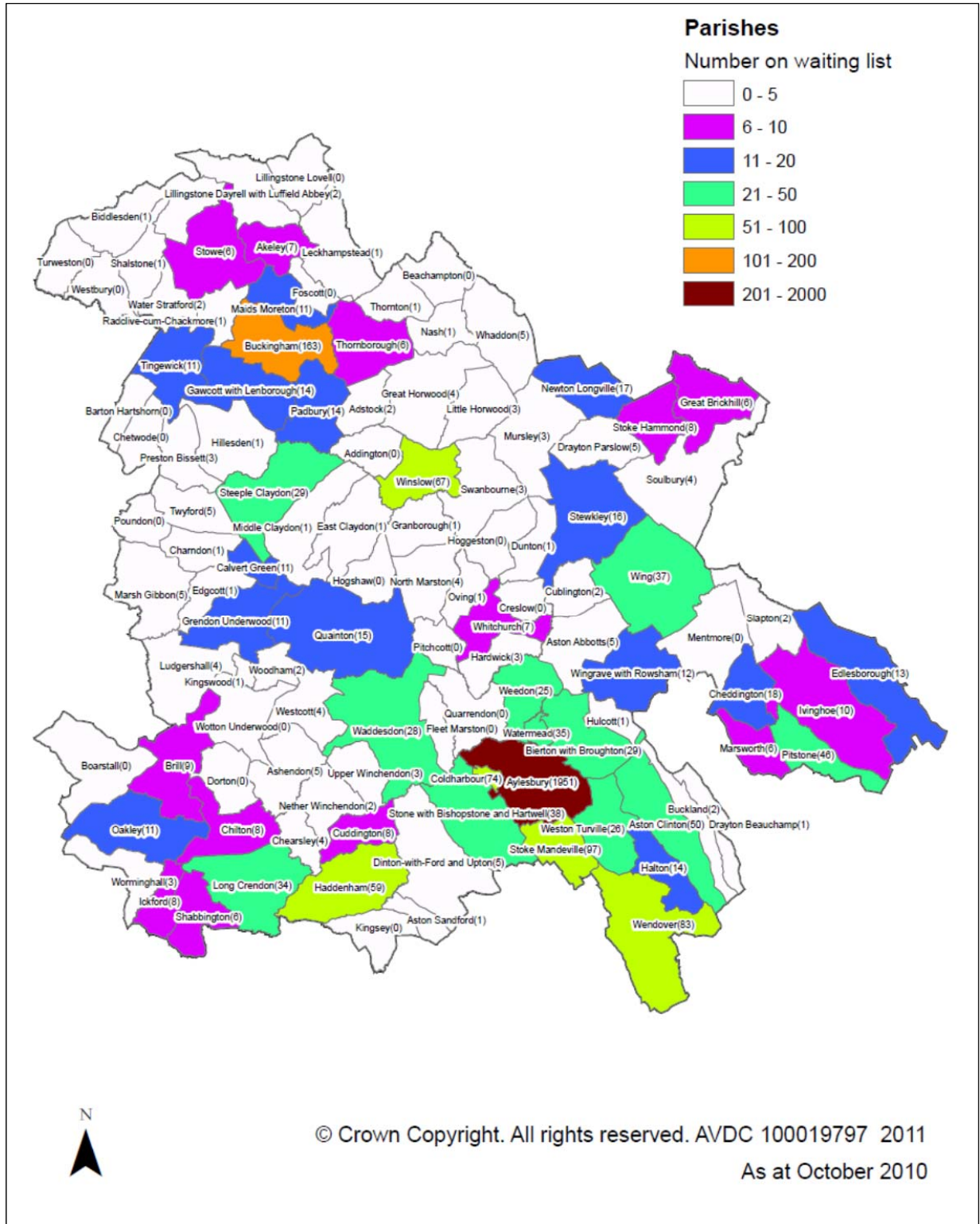
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Metres

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Annex 1: Housing Waiting List



Annex 2: References

Local Plans	Source
AVDC Community Led Planning	http://www.aylesburyvaledc.gov.uk/community-living/community-led-planning/
Community Led Plans - South East Rural Communities Council	www.clp-se.org.uk
Local Area Plans	http://www.buckscc.gov.uk/bcc/our_communities/local_area_plans.page
Statistics	
ACORN ward profile	Paper copy. Buckinghamshire County Council, March 2010
Local Area Profile	Paper copy, AVDC, 2006
Employment Land Study 2008	http://www.aylesburyvaledc.gov.uk/local-development-plans/planning-policy/withdrawn-core-strategy/avldf-evidence-base/employment-evidence/aylesbury-vale-employment-land-study-march-2008/?LGNTF=71
ONS	www.ons.gov.uk
BCC education	Paper Copy. BCC Cabinet report from May 2010. Also information from BCC, December 2010
School Location	http://www.buckscc.gov.uk/bcc/schools/ea_Name_search.page
Doctors	Information from database held by the Primary Care Trust, October 2010
Housing	
Hometrack	http://www.housingintelligence.co.uk/ (membership required)
Completions	AVDC monitoring data, 2010 (ongoing)
Commitments	AVDC monitoring data, 2010 (ongoing)
Affordable Housing Completions	AVDC monitoring data, 2010 (ongoing)
No. Parish Dwellings (Housing Stock)	AVDC monitoring data, 2010 (ongoing)
Rural exception schemes	AVDC monitoring data, 2010 (ongoing)
Employment	
Losses and gains in last five years (B1,2, and 8)	AVDC monitoring data, 2010 (ongoing)
Environmental Constraints	
Listed buildings	http://www.heritagegateway.org.uk/gateway/
Maps	AVDC, December 2010. Produced using ArcMap with license from Ordnance Survey
Conservation Areas and Management Plans	http://www.aylesburyvaledc.gov.uk/local-development-plans/planning-policy/supplementary-planning-documents/conservation-area-supplementary-planning-document/

Green Infrastructure	
Aylesbury Vale Green Infrastructure Strategy 2011-2026	http://www.aylesburyvaledc.gov.uk/leisure-culture/parks-open-spaces/aylesbury-vale-green-infrastructure-strategy/
Buckinghamshire Green Infrastructure Strategy	http://www.buckscc.gov.uk/bcc/strategic_planning/green_infrastructure.page
AVDC Green Spaces Audit	http://www.aylesburyvaledc.gov.uk/leisure-culture/planning-policy-guidance-17/-green-space-audit/
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
Other	
Settlement audit 2008	http://www.aylesburyvaledc.gov.uk/local-development-plans/planning-policy/withdrawn-core-strategy/avldf-evidence-base/miscellaneous-evidence/review-rural-settlement-hierarchy
Aerial Photography	http://maps.google.co.uk/maps
Population stats from 1951	AVDC, 2010, paper copies available on request for the last 5 censuses