

The Vale of Aylesbury Plan

Fact Pack

Great Horwood October 2012



St James Church and The Crown PH, High Street and The Green, Great Horwood

Forward Plans
AYLESBURY VALE DISTRICT COUNCIL
66 High Street Aylesbury HP20 1SD
Tel: (01296) 585439
Email: valeplan@aylesburyvaledc.gov.uk
www.aylesburyvaledc.gov.uk/planning-building

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The paper should be read in conjunction with an explanatory process paper which sets out:-

- The purpose of the work
- What a sustainable settlement is for the purpose of this paper
- The identification of sustainable settlements
- The importance of the Settlement Fact File, Story of Place, Settlement Issues and Settlement Constraints

Cover photo – St James Church and The Crown. Note this is an idealised view with power and phone cables removed and is taken from the Parish Plan From Great Horwood Parish Council at

http://www.bucksinfo.net/greathorwoodpc/photos/photo?photo_id=428355

The Sustainable Communities Strategy for Aylesbury Vale 2009-2026

The Sustainable Communities Strategy 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:** through this the partnership will build business and enterprise, develop skills and employment, support strategic infrastructure requirements and promote investment.
- **Sustainable Environment:** Tackling climate change enhancing and protecting the local environment, reducing waste, re-use resources, increasing recycling and energy recovery and by 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 inclusion.

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

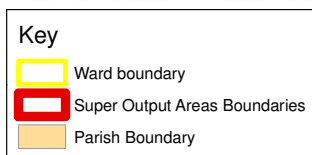
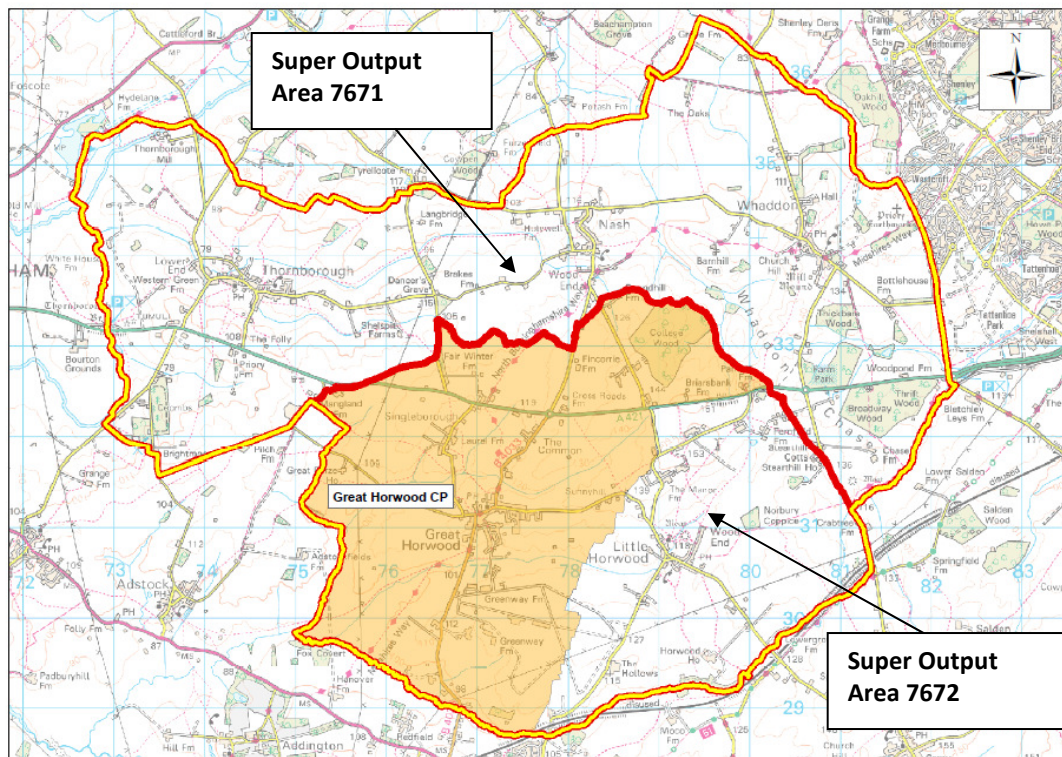
- **Responding to demographic change**
- **Addressing inequalities**
- **Personal responsibility**

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

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

1. Location and Setting

Great Horwood is located in the north of Aylesbury Vale, 5 miles southeast of Buckingham and two miles north of Winslow. The parish of Great Horwood comprises 1,025 people (2001 census) and **422 homes (AVDC Monitoring, March 2012)**. The village is on a route connecting the A413 and A421 strategic routes. The adjoining parishes are Little Horwood, Winslow, Addington, Adstock, Thornborough and Nash. To the southeast of the village are the North Buckinghamshire Way/ Midshires Way strategic footpaths. The central part of the village was designated as a Conservation Area in 1989. The village core is around 20 metres higher than land at streams to the north and south of the village that effectively mark the edges of the village



Source – AVDC (2010) from Ordnance Survey. Licence 100019797 2010

2. Story of Place

The Origins of the settlement



19th century Great Horwood. Source: Great Horwood Parish Council, 2006 at <http://www.bucksinfo.net/greathorwoodpc/assets/documents/great-horwood-parish-plan>

The village was first mentioned in the Domesday book of 1086 as Horwode Magna. The place became known from the 1400s onwards for its annual fair on the Feast of St James and Wednesday market. A major fire destroyed much of the settlement in 1781 – sixteen farm houses, four malt houses and 40 cottages, following which major rebuilding work took place with Georgian brick houses. The 13th century Parish Church of St James escaped the fire. In the 18th and 19th centuries, relatively wide and prominent plots were developed off the High Street, The Green and Little Horwood Lane, however, the settlement remained compact.

Source: Great Horwood Parish Plan, 2006 and AVDC Conservation Area Review material, 2009



House adjacent Home Farm, Great Horwood. Source AVDC (2010)

20th Century

In the 20th century, the village was extended significantly to the south and west with modern semi-detached housing (Greenway, Spring Lane, Willow Road, Weston Road, The Close, Townsend Cottages). A large number of the older and important buildings behind the High Street, Winslow Road, The Green and Little Horwood Road were listed in the 20th century. The Great Horwood Conservation Area was designated in 1989, protecting the pre-20th century parts of the settlement core. A conservation area review

Great Horwood Draft Fact Pack

is currently underway and this will look to provide more in depth guidance on important views, non-listed buildings, important green spaces and non-vehicular routes. A Conservation Area was also designated at Singleborough in 1991. Singleborough, a hamlet in the parish of Great Horwood, lies north of Great Horwood village.



Great Horwood Village Hall. *Source AVDC (2010)*

1990s to now

The following are notable records of housing development that have been built following planning permission:-

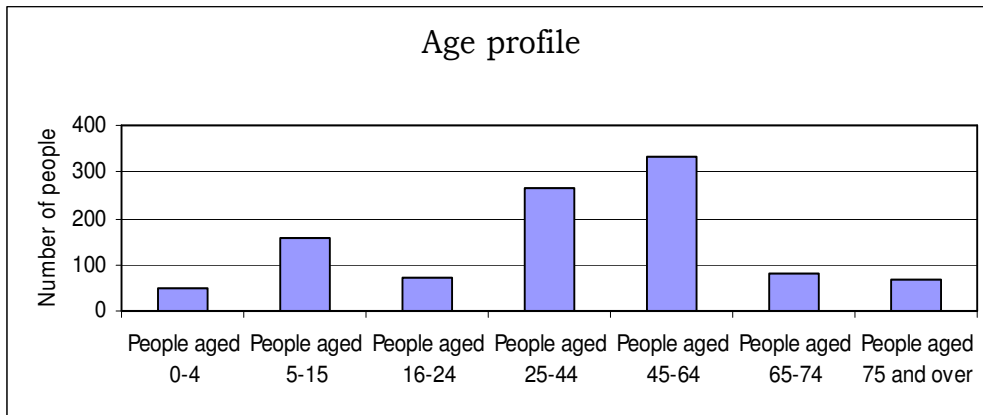
- Wheathouse Copse – 5 dwellings new build
- Wigwell Gardens/Spring Lane – 5 dwellings new build
- Manor Farm, 14 Nash Road – 4 dwellings from barn conversions
- Spring Close, 3 dwellings new build

3. Fact File

Social Demographics

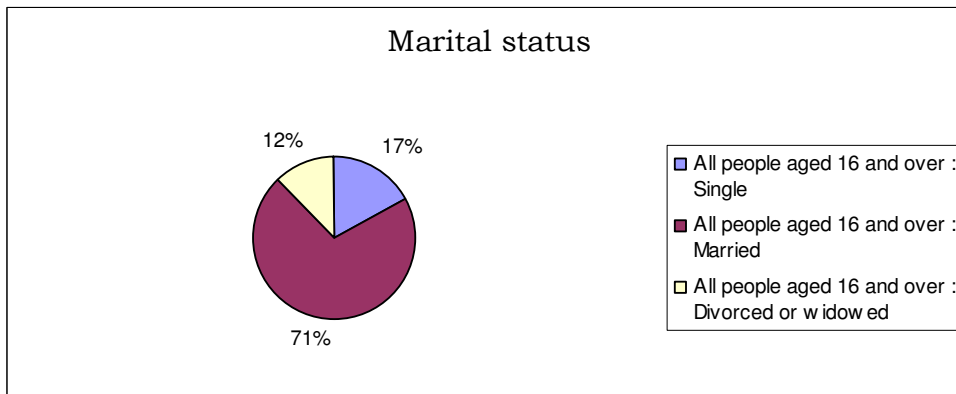
Population

- The population of the Great Horwood Parish is 1,025 people (2001 Census). An updated population figure for the Super Output Area is 1,449 people (June 2009, ONS)
- The parish is five square miles and includes the village of Great Horwood, the hamlet of Singleborough, part of the former Little Horwood airfield and several farms
- **There are 424 dwellings (AVDC Monitoring, March 2012)**
- There is an equal split of population between genders



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

The above chart illustrates that the parish comprises most commonly people aged 45 to 64.

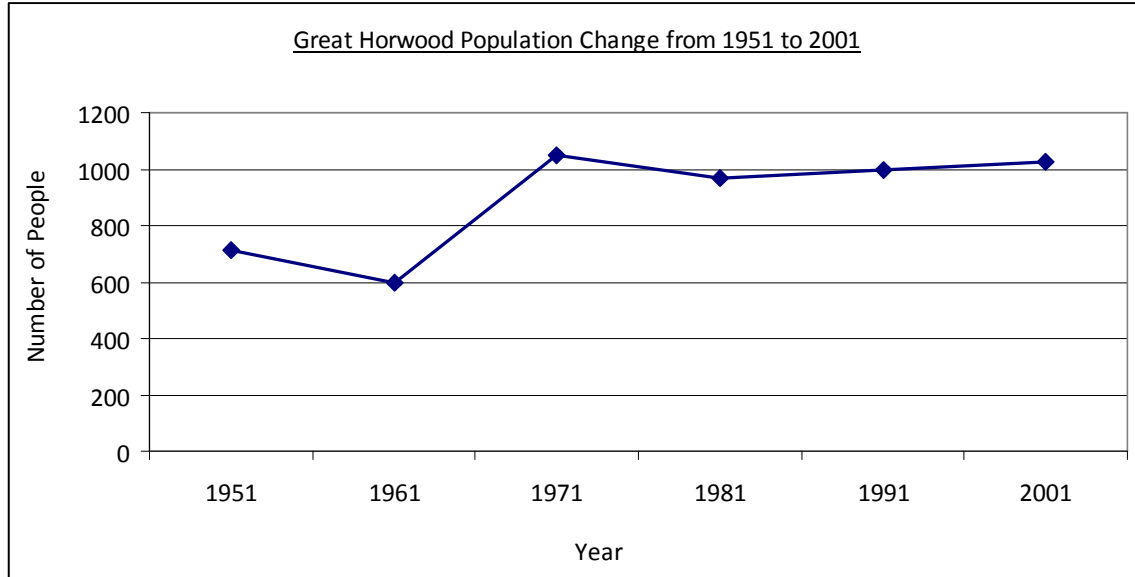


2001 Census, www.ons.gov.uk, © Crown copyright

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The above table illustrates that the overwhelming majority of people over 16 in the parish are married.

Population Change



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

The above chart shows that after a fall in population of the parish to 1961 there was an increase of around 400 people to 1971 and thereafter the population has remained steady at around 1000 people.

Parish	Mar-05	Mar-06	Mar-07	Apr-07**	Mar-08	Mar-09	Mar-10	Mar-11	Apr-11(3)	Mar-12
Great Horwood	417	418	418	418	419	419	420	422	422	424

Apr-07** Revised stock figures after the parish boundary changes in April 2007

The figures show the number of houses in the parish calculated by adding completions of new dwellings and conversions, less dwellings lost, to the 1991 census housing stock.

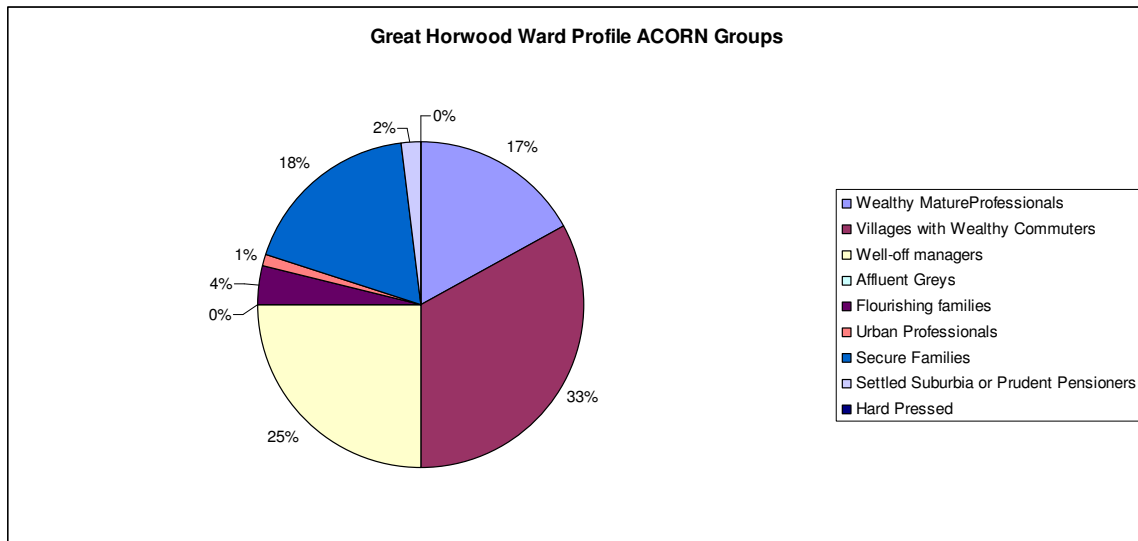
The above table shows that there has been an increase of 7 homes since March 2005.

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, which generally means that each group has different service needs. The different ACORN group types are explained at

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

Great Horwood has a significantly more wealthy population than the district average. The most common ACORN social group is 'Villagers with wealthy commuters' (33%). 25% of the total are 'Well Off Managers, Larger Houses' and 18% 'Secure Families'. Of the latter group, the majority are 'Mature Families in Suburban Semis' (10%) followed by 'Middle Income Home Owning Areas' (5%). Of the 'Flourishing Families' group, half are 'Larger Families, Prosperous Suburbs'.



Data Source – Bucks Strategic Partnership, March 2010. Pie Chart AVDC (November, 2010)

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. The area defined as the Super Output Area (7672) can be seen on the map on page 3 of this paper. In the below table 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.

Overall Deprivation Measures the following seven key indicators:	2/20
1) Income Deprivation Measures wages	2/20
2) Employment Deprivation Measures unemployment levels and access to jobs	3/20
3) Health Deprivation Measures population's health	3/20
4) Education Deprivation Measures skill levels and access to education	3/20
5) Barrier to Housing and Services Measure access to affordable housing and services	10/20
6) Crime Measures levels of burglary, theft, criminal damage and violence	1/20
7) Living Environment Deprivation Measures both indoor and outdoor living conditions including condition of housing, air quality, road traffic accidents	8/20

The Indices of Deprivation for Great Horwood (Super Output Area 7672 - see map on page 3). <http://neighbourhood.statistics.gov.uk/dissemination/NeighbourhoodSummary>

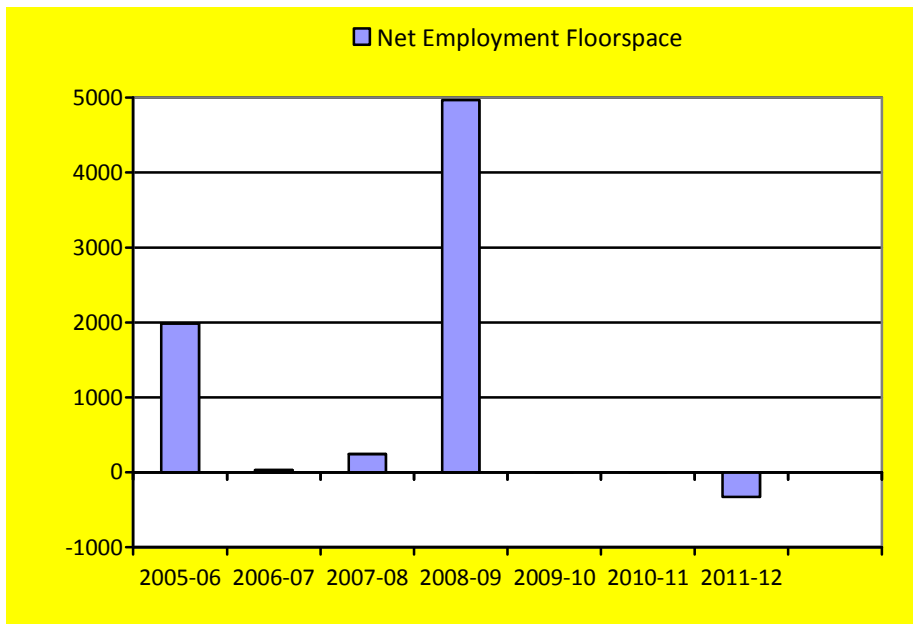
The above table shows that relative to all communities nationally, Great Horwood is not deprived. This is particularly the case with the issue of Crime and Income deprivation. However, on certain issues including Barrier to Housing and Services and Living Environment, Great Horwood does show indications of specific issues that may need further investigation.

Employment

Employment change for completed development since 2005

The constraints map in Section 5 and table in Annex 2 (settlement infrastructure) and show the locations of employment sites including offices, industry other businesses and services. It can be seen there is little employment in proximity to the centre of Great Horwood village other than one motor garage, two pubs and two other businesses.

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 demolitions and losses of B class uses. Please note that B use employment is likely to only contribute around 50% of parish employment with the other employment generating uses being non-B use.



Source – AVDC, March 2012.

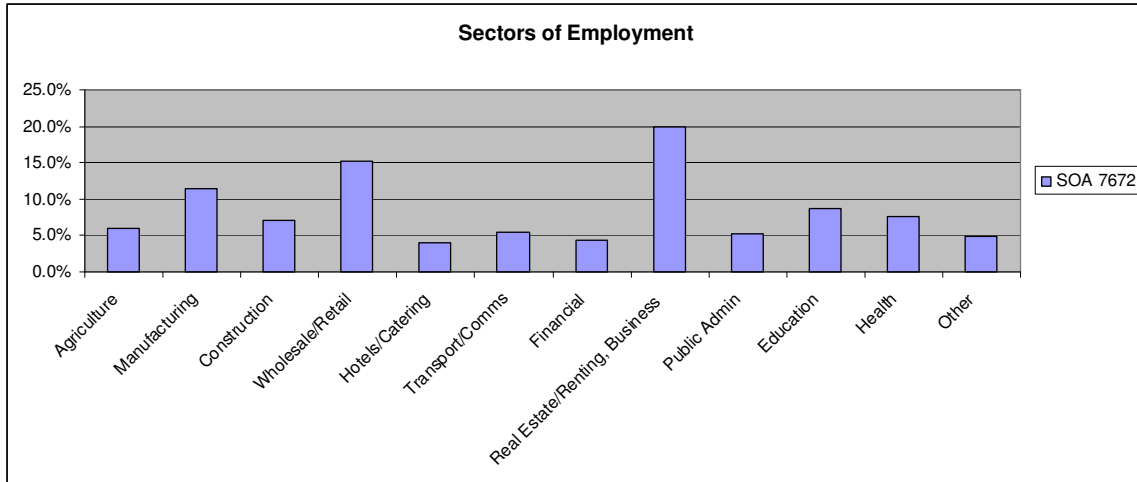
Net Employment Floorspace

2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
1987	29	245	4970	0	0	-333

This table shows that the greatest annual increase in ‘employment’ floorspace was in 2008-09, followed by almost 2000sqm in 2005-06. The overwhelming majority of the latter (1792sqm) was at Greenway Farm.

Sectors of Employment

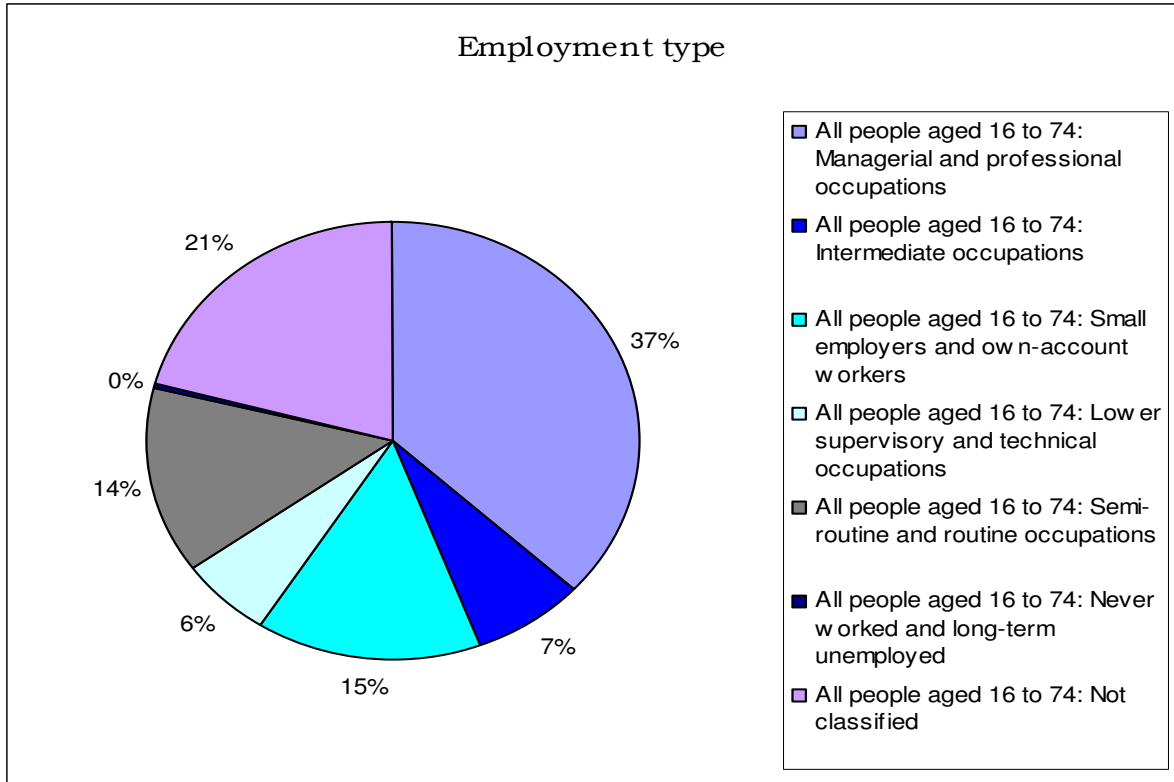
There are three key areas of employment within Great Horwood. 20% of the population in Great Horwood are employed within real estate, renting and business activities. A further 16% of the population in Great Horwood are working in wholesale and retail, whilst 12% in Great Horwood in manufacturing industry (2001, Census).



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

Employment Type

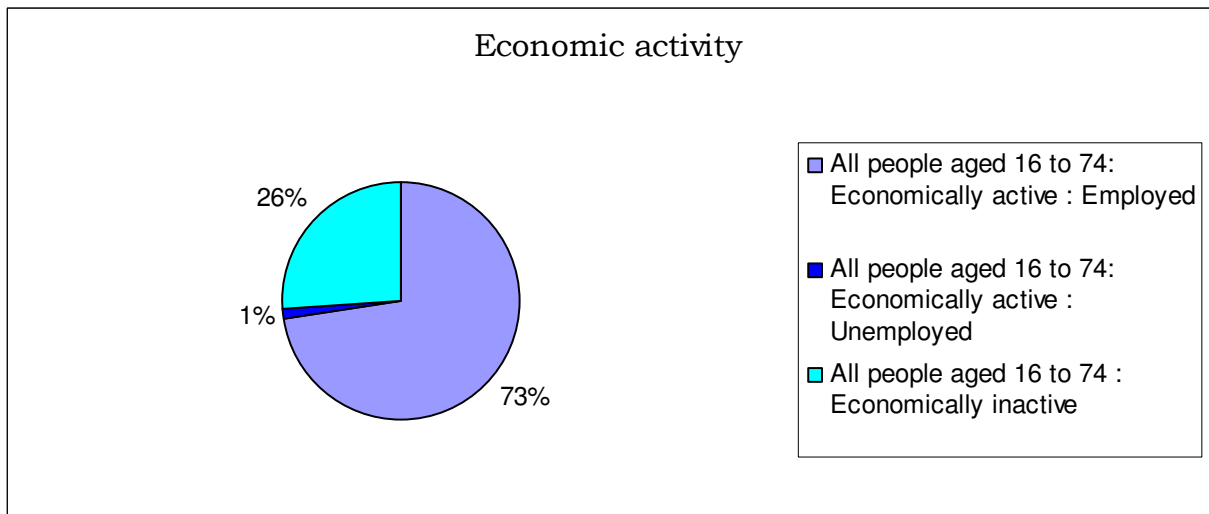
This chart shows that the highest proportion of those surveyed in the parish were in managerial and professional occupations. There were few unemployed/people in intermediate occupations, lower supervisory or technical occupations or in routine and semi-routine occupations.



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

Economic Activity

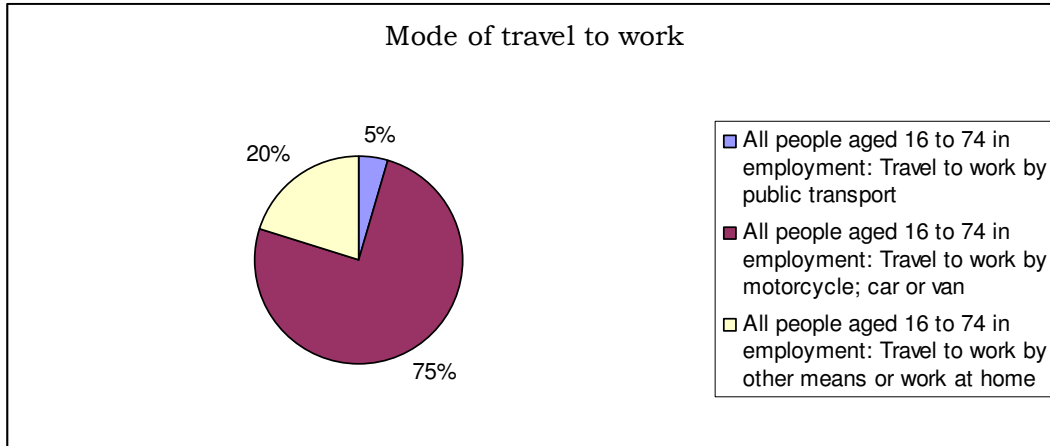
The following chart shows that almost three-quarters of people were employed in some form of work. 1% of the population in Great Horwood are unemployed. This is largely in line with the average for the district as a whole (Local Area Profiles, 2006).



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

Mode of Travel to Work

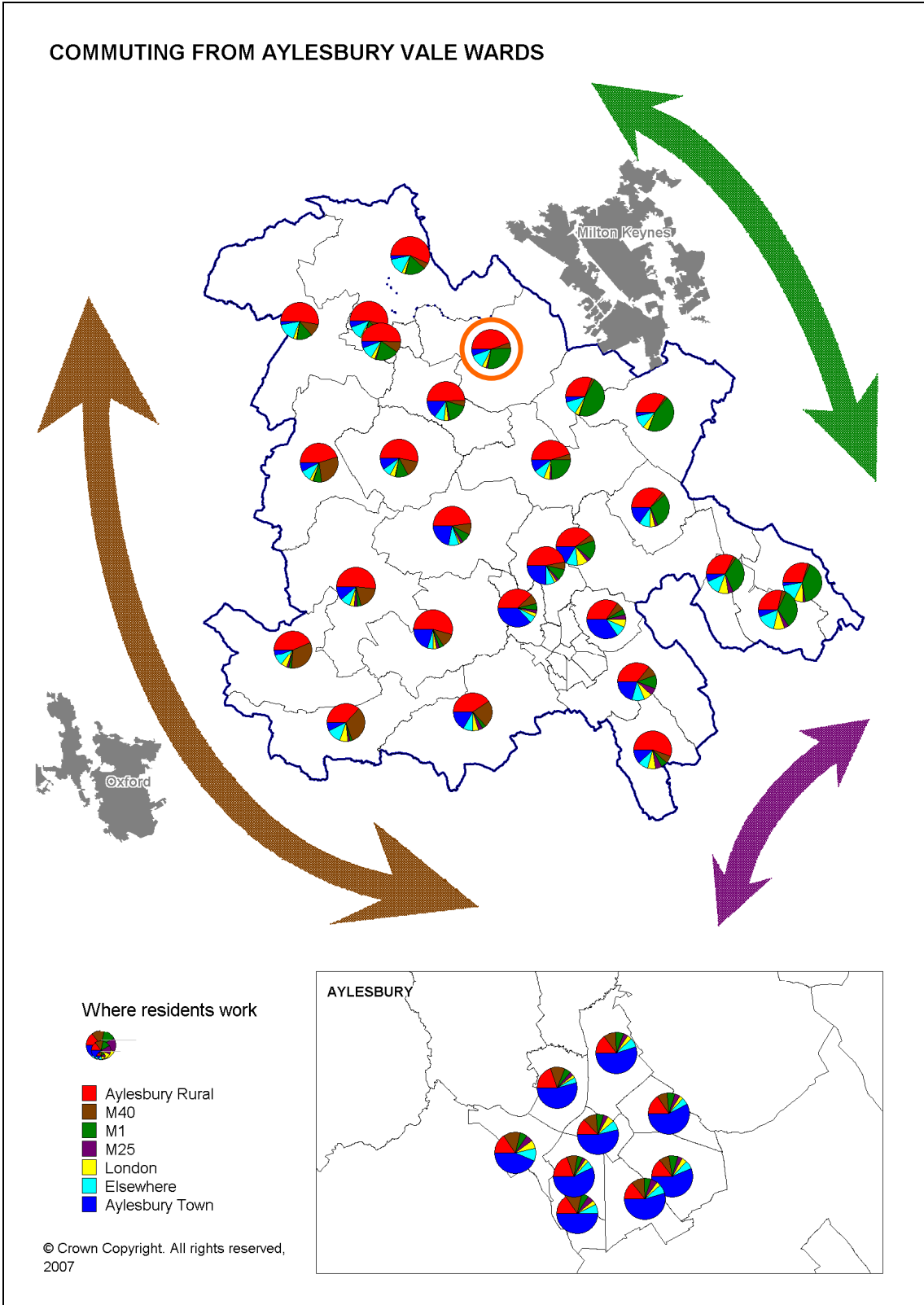
The following chart shows that three-quarters of people living in the parish travel to work by motorcycle, car or van. Five per cent travel by public transport which is similar to other parts of the district.



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

Distance Travelled to Work

The average distance travelled to a fixed place of work is 22.7 km. Overleaf the graphic Commuting From Aylesbury Vale Wards from the Aylesbury Vale Employment Land Study (AVDC, 2008) shows peoples destinations to work. This shows that for the area including Great Horwood, the majority of people are travelling to rural parts of Aylesbury Vale or are destined for Milton Keynes and the M1 corridor.



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

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

Broadband Speeds for Home Working and Internet Business

The speed of broadband connections clearly influences the ability to work from home and operate internet-related businesses in the parish. Using a nationally-recognised broadband speedcheck service,

http://www.broadbandspeedchecker.co.uk/broadband_speed_in_my_area_v2.aspx?

it has been found that speeds of 2.18-6.8Mb are not uncommon.

Shops and Services

Annex 1 on settlement infrastructure shows the results of a summer 2010 audit of the village. It can be seen there is little in terms of local provision and local residents will rely on journeys to higher order settlements (i.e. Winslow, Buckingham or Milton Keynes). For example, there is no shop, village post office, bank or cash machine or fresh food outlet. The village does nonetheless support The Crown PH, The Swan Inn, a motor vehicle service station and two other businesses.

Places of Workshop

St James' church on the High Street in Great Horwood dates from the 13th century, and forms part of the benefice of Winslow. Services are held each Sunday and details of these and other events can be found at the church website:-

<http://www.winslowbenefice.org.uk/greathorwood>

There is no library or mobile library in Great Horwood. There is however a mobile post office in village hall one morning per week.

Health Care

There are no health facilities (i.e. doctor's surgery, dentist or pharmacy) in the village, the nearest are at:-

- Winslow (Norden House Surgery)
- Buckingham (Verney Close Surgery, Masonic House Surgery, North End Surgery).

Norden House Surgery, Winslow. The practice is currently busy as at March 2011 but is still taking new patients. There is an issue regarding a listed building being used and whether it has sufficient space for longer term needs and whether it can be made compliant for the Disability Discrimination Act 1995.

Verney Close, Buckingham. There is no capacity issue as such but there are discussions to be had as to where services are to be provided in the town. This will include taking account of the health development part of the planning permission for the Hallam Land in the London Road/A421 site.

In the Great Horwood parish, 74% of people are in good health – lower than Buckingham - *and* 12% of people have a limiting long-term illness (slightly higher than Buckingham).

Leisure

Access to Green Space

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

Green Space	Size (ha)
Willow Road	0.21
Willow Road	0.11
The Green	0.055
Burial Ground, Church Lane	0.059
Allotments, Church Lane	0.13
St James Churchyard, High Street	0.45
Recreation Ground, Spring Lane	0.8729
Playing Field, Nash Road	1.71
Amenity Space, Townsend Cottages	0.06
College Wood	
Coombs Quarry	
Pilch Field	

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
20ha-100ha green spaces located within 2km of dwellings	Yes
100ha-500ha green spaces located within 5km of dwellings	No
500ha+ green spaces located within 10km of dwellings	No

Sports and Leisure Facilities

Below is a list of built leisure and sports facilities that have been audited in accordance with PPG17 guidance (PPG17 has now been superseded by NPPF):

DB check Sports and leisure database

Facility	Location
Village Hall	Great Horwood

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Cricket Club	Great Horwood
Football Pitch	Castlefields, Great Horwood
Local Nature Reserve	Pilch Field BBONT
Young People Play Provision – LEAP*	One at Recreation Ground
Young People Play Provision – NEAP**	None
Allotments	Two sites – one at Willow Road, one on Church Lane

*Locally Equipped Area of Play.

**Neighbourhood Equipped Area of Play.

Playing Pitch/Allotments	Standard	Sufficient Existing Provision
LEAPs	3 are required	No
NEAP	one required	No
Allotments	9 plots per 1000 population	No

There are also located in Little Horwood:- Village Hall, Cricket pitch, Tennis court

Flora and Fauna

Notable Species and Local Wildlife Sites are covered in the ‘Constraints’ section of this fact pack. In addition, the Great Horwood Parish Council carried out the Great Horwood and Singleborough Wildlife Project in 2009 which is available to view at:-

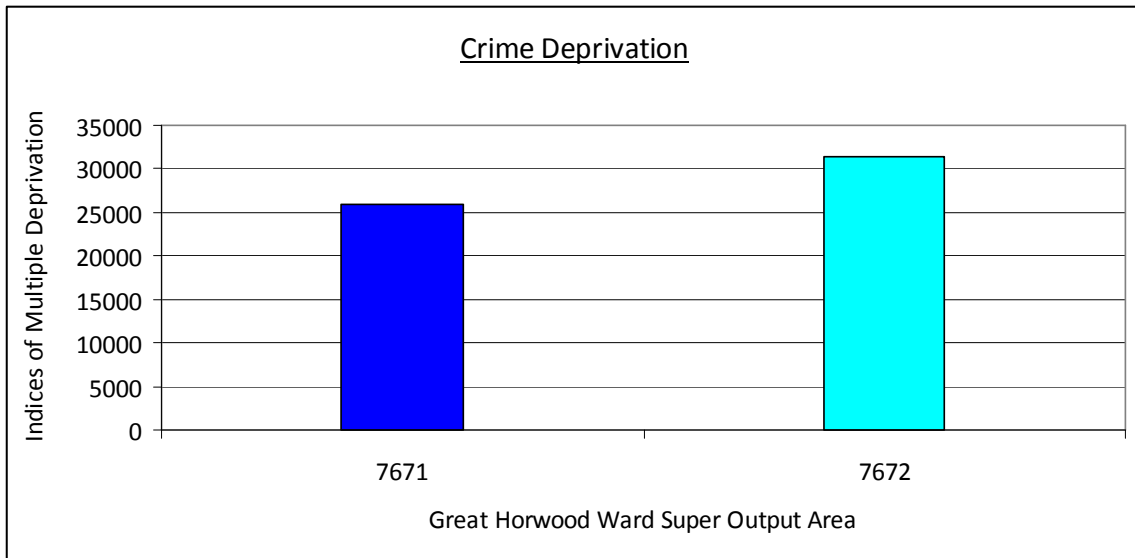
<http://www.bucksinfo.net/greathorwoodpc/great-horwood-singleborough/>

Tourism

The nearest tourism-related infrastructure to Great Horwood is:-

- Country walks along Midshires Way/North Buckinghamshire Way
- The Ancient Market Town of Winslow (8th century)
- Thornborough Bridge (from 1400 Buckinghamshire’s oldest surviving bridge)
- Various tourist attractions in Buckingham including The Old Gaol, Chantry Chapel and the Church of St Peter and St Paul

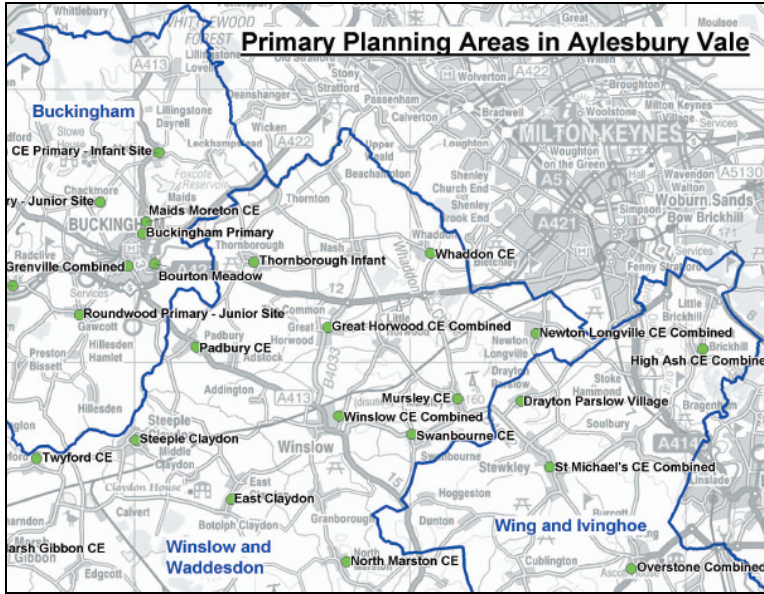
Crime



Source: Indices of Multiple Deprivation 2007

The above data is based burglaries, theft, criminal damage and violence (April 2002-March 2003). 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. The chart illustrates there is little crime in the Great Horwood Area and little difference on results from the different super output areas surveyed.

Education



Source – Buckinghamshire County Council, 2010 from Ordnance Survey. Licence 100021529 2010

Primary Schools

The above map shows the nearest primary schools and primary planning area boundaries as relevant to Great Horwood.

- **Great Horwood** – one Combined school. This school is a Voluntary Controlled mixed school for ages 4-11. In January 2005 there were 128 pupils attending. **This has dropped to 111 in Mach 2011 (latest Ofsted report).**

Great Horwood is in the Winslow and Waddesdon Primary Planning Area. In 2009/10 there were 18 primary schools in this area with a combined spare capacity of 418 places (16%) – total capacity being 2692 places.

Early Years and Pre-School

Overall the Buckingham Primary Planning Area is well served for Early Years and Childcare Services with travel to Buckingham, Milton Keynes and Aylesbury for care.

There is one Early Years Centre within the Great Horwood School Catchment Area - **The Brambles, Singleborough**, MK17 0RF. They are registered to take 37 children up to 8 years old with a maximum of 26 under 2 years olds. They open for 51 weeks per year and opening times at January 2011 are 0745-1830.

Great Horwood Church of England of E Combined School is currently operating with an age of admission of 3+ (admission of children in the term following the third birthday). The change of admission from 4 to 3 is under emergency arrangement (as at January

2011) due to a need for the places but has not been confirmed by the Statutory Process but this would follow completion of the Early Years and School Places Planning Area Plan and subject to continued evidence of need.

Secondary Schools

The nearest provision is two schools at Buckingham and one at Waddesdon. These are:-

- **Buckingham School** – 1166 places is capacity. In 2009/10 there were 932 places (234 places spare capacity of 20%)
- **Royal Latin (Buckingham)** – 1226 places is capacity. In 2009/10 there were 1262 places (no spare capacity – 3% oversupply)
- **Waddesdon CE** – 960 places is capacity. In 2009/10 there were 970 places (no spare capacity – 1% oversupply)

Education Trends

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://curriculum.qcda.gov.uk/key-stages-1-and-2/Values-aims-and-purposes/about-the-primary-curriculum/index.aspx>

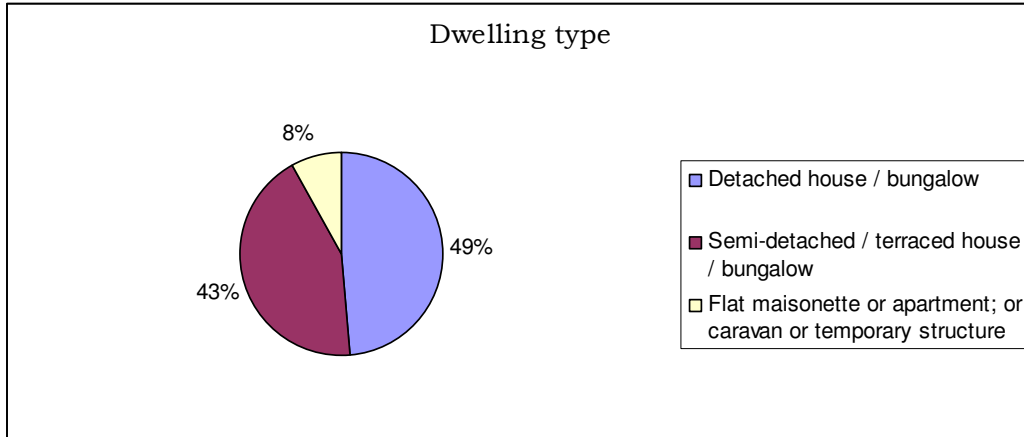
At Key Stage 2, 88% of pupils in Great Horwood Ward achieve Level 4 or above in English, compared to a regional figure of 81.3%. In Science, 100% achieve Level 4 or above compared to a regional figure of 87.6% and in Maths, 79% achieve Level 4 or above compared to a regional figure of 78% (Department for Children, Schools and Families, 2009).

At GCSE level, 86% of school pupils in Great Horwood 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

Housing stock profile

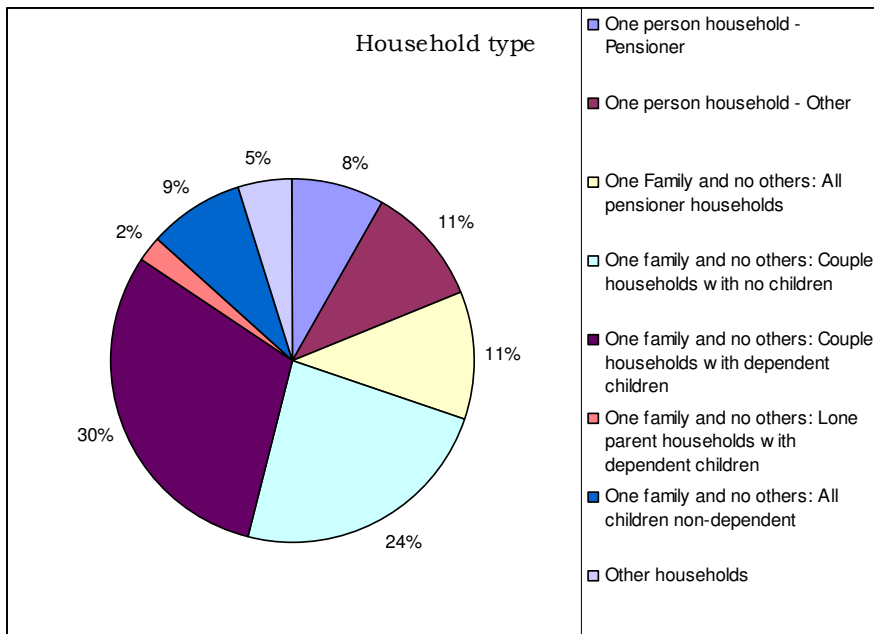
The following data is for the parish of Great Horwood and is from the 2001 Census.



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

This chart shows that the predominant house type in the parish is a detached house or bungalow. In the parish the average household size is 2.6 persons (district-wide is 2.5). The average number of rooms per household is 6.5 (district wide figure is 5.8 rooms).

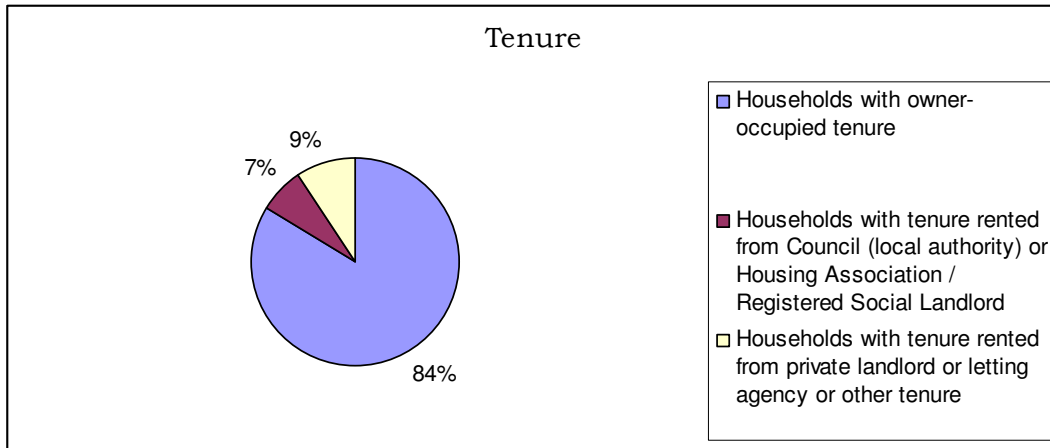
Household Type



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

The above chart shows that the most common (almost one third) household type is couples living with children.

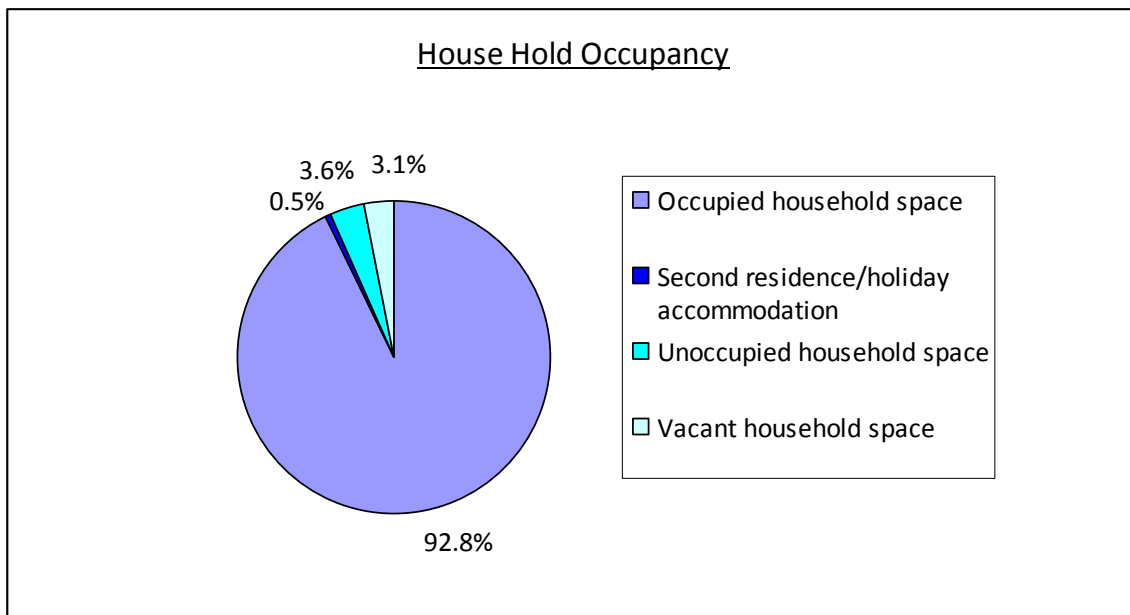
Household Tenure



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

This chart shows that more than three quarters of households in the parish are owner occupied, rather than any form of renting.

Household Occupancy



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

This shows that the overwhelming majority of household space 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 3.1% of the households in Great Horwood parish, with a further 3.6% of unoccupied household space. A very small percentage (0.5%) accounts for holiday accommodation or second residences.

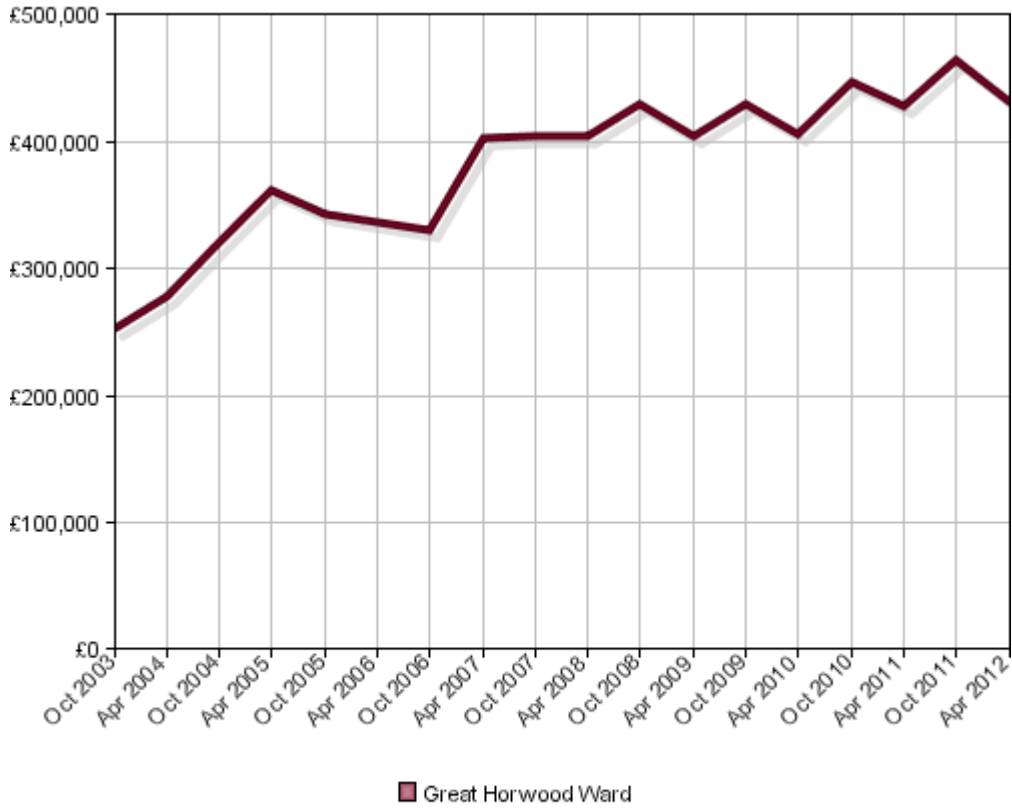
Market data on completions and sales

Year Ending (March)	Completed	Commitments
2005	1	3
2006	1	4
2007	0	4
2008	1	3
2009	0	5
2010	1	4
2011	2	5
2012	2	5

Source AVDC, 2012

This shows there has been very little housing development in recent years. 'Commitments' shows 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. There are no recorded affordable housing completions in the Great Horwood Parish 2000-2010. There have been no rural exception schemes completed in Great Horwood in the past five years.

House Prices
Average price



Note

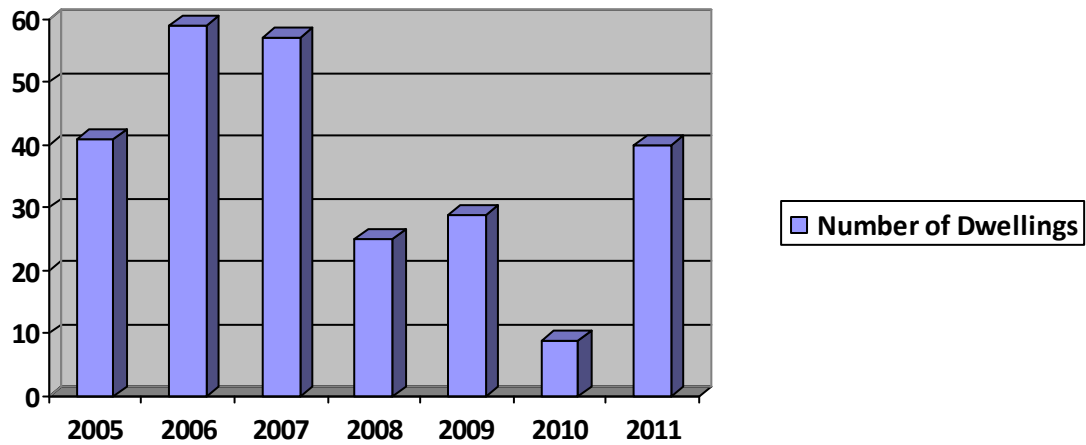
The chart shows the average property price over time for all types of housing in the area selected. Small sample sizes can distort the price over time in some areas. The data for this analysis is based on data from Hometrack's Automated Valuation Model.

(Source: Hometrack, April, 2012)

Housing Sales

In 2012 (YTD) there were 2 property sales in Great Horwood Ward. This equates to 0.2% of the private housing stock turning over, compared to a regional average of 0.6%.

Annual Dwelling Sales



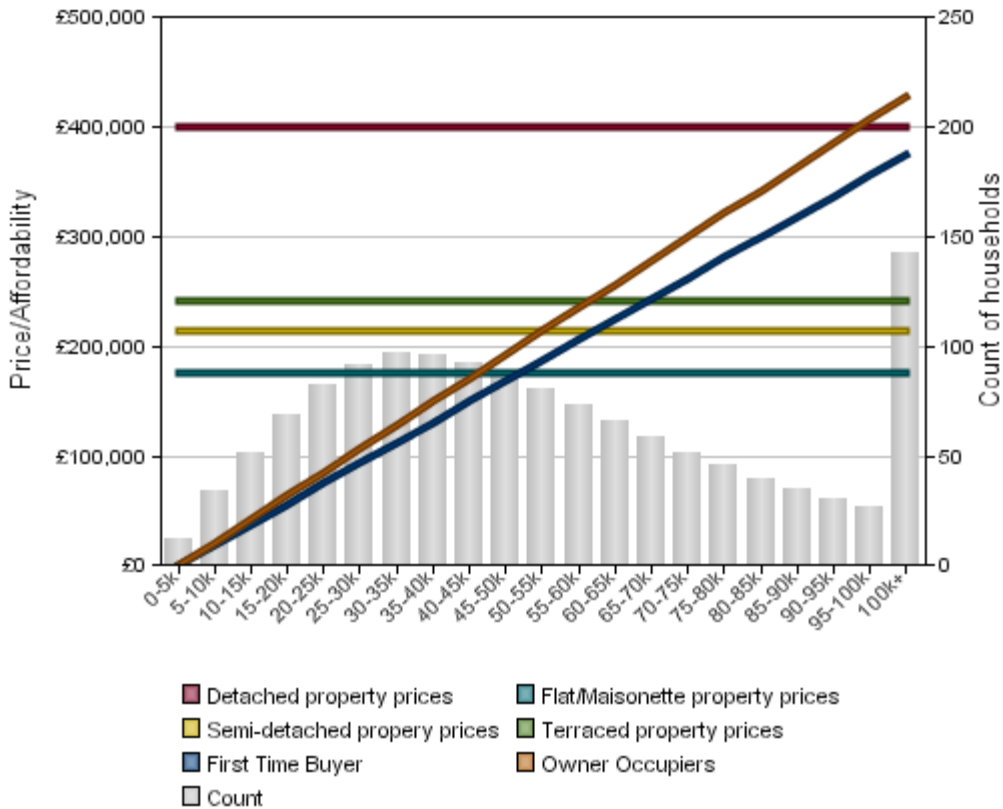
Source: HM Land Registry, September 2011

Affordability

Affordability Graph based on mortgage three times income

This graph shows in order to buy a terraced property for a first time buyer based on a mortgage rate three times your income, you need to be earning at least £65,000 - 70,000. To buy a terraced property for an owner occupier on a mortgage based on three times your income, you need to be earning at least £55,000 - 60,000.

3 times income



Note

This chart shows the number of households in different household income bands in the area (bars) compared to the lower quartile price for different property types in the same area (horizontal lines). The diagonal lines rising from left to right show the value of property that can be afforded at different income multiples by a first time buyer and former owner occupier. The affordability calculations are based on a multiple of the average household income adjusted by the average loan to value for the different types of buyer (see macro-economic trends > Loan to Value for the latest figures). The house price data is based on data from the Hometrack Automated Valuation Model and the incomes data is supplied by CACI. Further details on these sources are available in the Help and Information section.

(Source: Hometrack, September 2011)

Housing Need

In the Great Horwood Ward, there are 19 households on the waiting list for affordable housing (source – AVDC, December 2010). It should be noted that in terms of the district-wide position on housing waiting lists there are 1,022 households from outside the district and 120 households where the Council has so far been unable to map their location due to unrecognisable postcodes.

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Site for Mobile Homes

At **Nook Park, Willow Road**. The site is for the stationing of 25 mobile homes/caravans

Gypsy and Travellers Sites

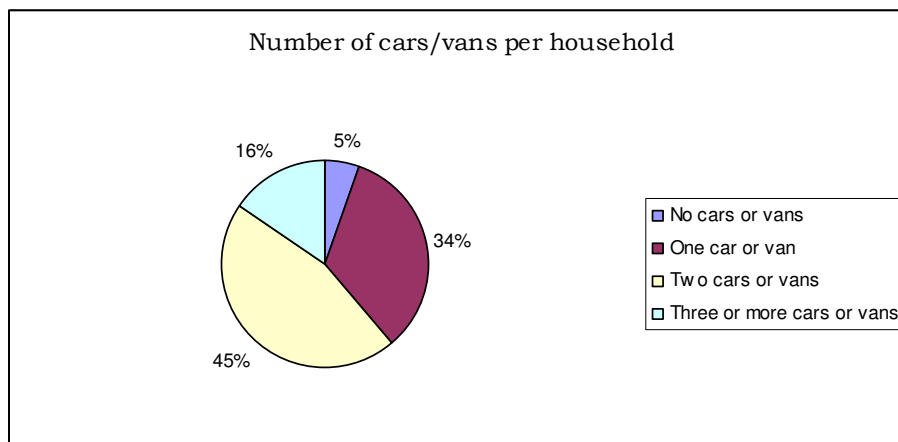
The following is a list of sites in, or near to Great Horwood.

Site Ref	No. of pitches	Type	Notes
Land opposite Causter Farm, Nash Road, Great Horwood	11	Private	Planning application refused November 2010
Great Horwood Road, Nash	2	Private	Allowed on appeal, 1991. Personal permission.

Transport and Connections

Great Horwood is connected to Winslow and the A421 by the B4033 which runs along the High Street. The Constraints map for Transport on page 30 shows that there are a number of traffic-free rights of way both through the settlement and to other locations like Singleborough and Addington. In terms of settlement provision, there is little in offer in the settlement itself except for the village hall, church, primary school, two pubs, a garage and two other businesses.

The below table on number of cars or vans per household illustrates that most people living in Great Horwood have two vehicles. There are more people with 3 or more cars or vans than people without any vehicle.



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

Bus Stops

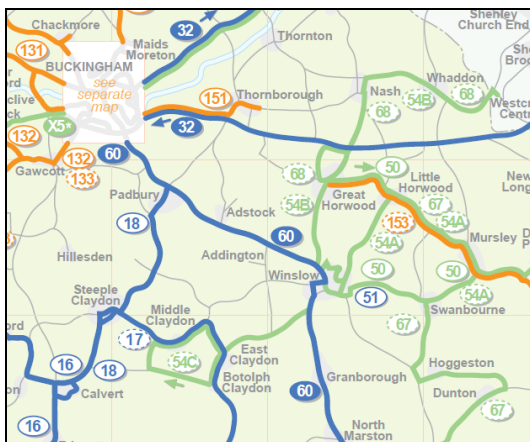
The following map shows bus stops in the village centre. It should be noted that there are no bus stops on the A421.



Source <http://www.transportforbucks.net/Buses-and-trains/Maps/Real-time-bus-map.aspx> searched 12/10/2010)

Bus routes

The table in Annex 1 on settlement infrastructure and the overleaf map shows the principal bus service is No.50 which connects the village to Winslow and Milton Keynes. There are three services each way per day to Winslow on Monday-Friday, more on a Saturday but none on a Sunday. There are bus stops in the High Street and Little Horwood Road.



Source: BCC, November 2010

Community Transport

The following forms of community transport are available in Great Horwood:-

- Aylesbury Vale Dial A Ride (bus service) - 48hrs notice required. Suitable for wheelchair users
- Winslow and District Community Bus – available to hire for community groups – 24hrs notice required
- Doctor’s Surgery Car Service to Winslow and elsewhere
- A hospital Car Service is based in Buckingham covers the Great Horwood area

Water Cycle and Flood Risk

The Water Cycle Strategy for Aylesbury Vale (2010) by Halcrow sets out the following for Great Horwood:-

Wastewater Treatment Works infrastructure – The system has spare capacity and can accommodate growth for example up to 80 homes.

Wastewater network and Water Supply infrastructure – Upgrades including laying new mains water supply main and potential new sewer main section would be required for growth of up to 80 homes.

Water quality, Flood Risk and Surface Water Management – No constraints to a growth of up to 80 homes

Fact File Summary

- Stable population since the 1971 census and a stable housing stock
- The area is not deprived overall
- People are dependent on the private car for commuting and on average travel 23km to a place of work either in rural Aylesbury Vale or in the M1 corridor
- Very limited public transport including community forms of transport
- A limited range of leisure facilities in the village and nearest four villages in the surrounding area
- There is one primary school in the village but the nearest secondary school is in Buckingham
- The nearest health facilities are located at Winslow or Buckingham
- Most houses are detached or semi-detached, occupied by families with dependent children
- House prices have been rising over the last two years to over £500,000 as an average price
- Dwelling sales have been falling since 2007 when 57 were sold
- Low levels of crime
- No significant flood risk or water quality issues identified. However a new water supply and a sewer main would be required for growth

4. Issues facing the Parish

Parish Plan

The *Great Horwood Parish Plan* was produced in 2006 and identified priorities for the village. These were reviewed, extended and reprioritised in an Action Plan of February 2010. The Parish Plan as a whole is being revised in 2011.

Great Horwood Conservation Area

As with many of our rural Conservation Areas, the historic core of Great Horwood suffers from a proliferation of poor quality and excessive road signage. In addition, the main road through the village is used as a rat run and vehicle traffic is high. Any future management plan would have to put forward proposals to reduce street clutter, and lay out the potential for future highways schemes to limit vehicle speeds by reducing carriage widths and changing road surfaces.

New development in the village should reflect the variety of different building forms and materials found in the vicinity, but buildings should as a general rule be limited in eaves and ridge heights (not extending above those of their tallest immediate neighbour), should abut the pavement edge or sit close to it behind a small garden (again no further back than the neighbouring properties) and should be positioned either face or gable end on to the road. "Extension" portions should be stepped down from the main house, and not be easily visible from the public highway.

The historic grain of the settlement is quite tight, but new housing should be limited in terms of density to reflect that of the High Street. Cul-de-sac forms are not appropriate for the village, and where multiple units are to be built long narrow plots stretching back from the road edge would be the most appropriate form in most areas.

New development must take account of the importance of preserving long reaching views out over the surrounding farmland, and also important views within the settlement.

A full character appraisal and potential revisions to the boundary is expected to be carried out in late 2011 or early 2012 – this will include public consultation.

Singleborough Conservation Area

The main issues facing Singleborough are similar to those facing a number of the Districts smallest historic settlements:

- The preservation of long reaching views out over surrounding farmland
- Retaining the character of the settlement by ensuring the ongoing development of the hamlet avoids multiple units and cul-de-sac style development
- Maintenance of the rural character of the area through the avoidance of urban fencing and boundary treatments
- Avoiding the installation of excessive road signage, at present the village does not have a proliferation of road signage

Winslow & District Local Area Forum Local Area Plan

The Local Area Plan, produced in November 2010 includes responses on the following themes most relevant to town planning. These responses are from parish councils:-

- Bus services need to be improved including connection to the proposed East-West Rail Scheme at Winslow
- Better recreation and playground facilities required for all ages
- Improved off-road footpaths and rights of way needed between Great Horwood and neighbouring villages
- Need to protect and extend the Great Horwood and Singleborough Conservation Areas
- Access to health services needs to be improved
- Encourage the take up of new allotments and make more productive use of existing
- Some discussions about a new village hall although renovation works have been carried out to the existing hall
- No post office and a general shortage of community facilities – just mobile facilities such as mobile library and mobile barber but these only visit occasionally
- Local home-based businesses hindered by slow broadband internet
- Little demand to live in the village but also lack of affordability for existing villagers wishing to have their own home

5. Overview of Constraints

The following constraints have been identified from the maps located between pp35-36. Both parish-wide and Great Horwood village constraint maps been produced - the main constraints are discussed below.

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 1988 and the most up to date data is dated 2002 and owned by Natural England. This classification data has not been supplemented by any detailed work by the Council.

The agricultural land map for Great Horwood village shows that all the settlement is considered to be Grade 3. Land to the southwest of the village is Grade 4. Further detailed appraisal work would need to be carried out on Grade 3 areas should any such areas be considered for future growth. Further south in the parish there are areas that have been subject to detailed mapping because it has been in the vicinity of Winslow.

Topography

Contours showing land heights at 5-metre vertical intervals from Ordnance Survey maps. Land heights are Above Ordnance Datum (sea level). In Great Horwood village, land rises up from the south of the village (105m) by around 15 metres to the High Street then drops further north by around 10 metres. In the far northeast of the parish in the area of College Wood, land rises as high as 150-155m.

Environmental Constraints map

Flood Plain and Areas Susceptible to Surface Water Flooding

'Flood Plain' shows areas susceptible to river flooding recorded as Flood Zones 2 or 3 as defined by the Environment Agency. These areas are updated by the EA quarterly. 'Areas of Surface Water Flooding' arise where high rainfall events likely to exceed the drainage capacity in an area.

The area in vicinity of an east-west stream adjacent the sewerage treatment works in Great Horwood village is at risk from fluvial and surface water flooding. There are streets near the village centre at risk from surface water flooding – notably Spring Lane.

In the rest of the parish there are watercourses on the western and southern parish boundary flow into the Padbury Brook which are subject to fluvial flooding.

Notable Species

Notable Species are locations of Important Ecological Species set out by the Milton Keynes and Buckinghamshire Biological Records Centre. There are several notable ecological species in gardens and in fields to the rear of properties – particularly in the south and east of Great Horwood village. There are no significant concentrations of Notable Species in the rest of the parish other than on the Ancient Woodland (See below) of College Wood. All Notable Species records 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 given 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 its wildlife features and habitats, designated by Buckinghamshire County Council. There is only one such site in the vicinity of Great Horwood village– to the east of the sewerage works/to the south of a brook that runs to Winslow Road (Little Horwood). There was a wildlife survey carried out by the Parish Council in 2009 as part of a landscape, flora and fauna project - the results of which can be found at <http://www.bucksinfo.net/greathorwoodpc/great-horwood-singleborough/>

Biological Notification Sites

Local non-statutory designation for important biological sites. These are sites which have not been renamed as Site of Important Nature Conservation. In Great Horwood village there is one such site, southwest of the Sewerage Works or south of Wigwell.

Ancient Woodland

These are formally defined on maps by Natural England, Ancient Woodland is woodland dating back to 1600 or before. This designation affects College Wood in the far northeast of the parish.

Historic Constraints map

Conservation Areas

Conservation Areas are designated by the Council to control development in areas of special character of historic or architectural importance. The first CAs were designated in 1967 and there are now over 8000 in England. Great Horwood village has a conservation area that covers the village including High Street, The Green, parts of Winslow Road, Little Horwood Road and numerous listed buildings. There is also a conservation area at Singleborough (shown on parish-wide map).

Listed Buildings

Listed 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. In Great Horwood village, listed buildings are mainly concentrated along the High Street, on The Green, and in Little Horwood Road.

Archaeological Notification Areas

These are areas within which 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 County Council. The majority of the village core around Winslow Road, High Street, Little Horwood Road and The Green is an Archaeological Notification Area. In the rest of the parish, College Wood is a significant area of Archaeological Notification Area.

Historic Land Use

Records of previous development or planning history for a site. This layer shows for sites of significant size – for Great Horwood parish these areas are Greenway Farm, the St James Church grounds and the Sewerage Works.

Infrastructure and Transport Connections map

Local Provision of Services, Businesses and Facilities

An audit of the provision of services, businesses and community facilities was carried out in the summer of 2010. A summary of the results is presented as Annexe 1 to this topic paper. It can be seen from the A3 provision map above that such provision is generally concentrated at Winslow Road, Little Horwood Road and The Green.

Transport Networks

There is a limited daily bus service (route 50) serving Winslow and Milton Keynes. There are important traffic-free footpaths including:-

- from just north of The Green and heads in a northwest direction to Singleborough
- from south of Wigwell Farm (Midshires Way/North Buckinghamshire Way)

Landscape map

Landscape character and sensitivity

A Landscape Character Assessment was produced in May 2008. 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 covering landscape, visual, historic and ecological considerations.

The Areas of Sensitive Landscape study (2008) 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.

The landscape adjoining part of the built environment adjacent Winslow Road is a sensitive landscape (0-50% sensitivity) in the Areas of Sensitive Landscape Study 2008, whilst the remaining landscape abutting the north, east and south of Great Horwood village is in the third most category of sensitive landscape (50-75%) – the extent of this continues to the parish boundaries in the north and east. The overwhelming majority of landscape adjacent the built up area is Horwood Claylands (LCA 4.8), which is landscape type Undulating Clay Plateau. There is a relatively small area of land falling into a different landscape area – A421 Ridge (LCA 4.6), however this is the same landscape type – Undulating Clay Plateau.

Annexes

Annexe 1 - Settlement Provision Spreadsheet
Annexe 2 – References

Annexe 1 - Settlement Provision Spreadsheet

Facility	Use Class	Number of facilities	Comments
Retail			
Fresh Food / Grocer	A1	0	
Chemist	A1	0	
Café/Restaurant/Takeaway	A3/A5	0	
Other	A1	2	Kitchen suppliers, Interior Design
Empty Units	A1	0	
Total		2	
Services			
Bank	A2	0	
Cash Point	A2	0	
Post Office	A1	0	
Public House and Bar	A4	2	
Hotel	C1	0	
Petrol Station	Sui Generis	0	
Veterinary	Sui Generis	0	
Estate Agents/Letting Agents	A2	0	
Other		0	
Total		2	
Community Facilities			
School/education	D1	1	
Doctors	D1	0	
Emergency Services	D1	0	
Indoor sports/leisure	D2	0	
Library	D1	0	
Public hall	D1	1	
Places of worship	D1	1	
Dentist	D1	0	
Outdoor space/recreation facilities	D2	Yes	Green space – Churchyard/ The Green
Other		0	
Total		3	
Transport			
Bus operating at least hourly 6 or more days a week		0	
Connections			
Footpath network		Y	
Cycleway network		N	
Bridleway network		N	
Railway Station		N	
Employment			
Number of employment sites	B2 (repairs)	1	Car repairs and sales
Number of business units		1	TBC – AVDC and GHPC checking on any records

Annexe 2 – References

Local Plans	Source
Parish Plans	http://www.aylesburyvaledc.gov.uk/community-living/parish-plans/details-parish-plans/
Community Led Plans	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 only. Buckinghamshire County Council, March 2010
Local Area Profile	Paper copy only, AVDC, 2006
Employment Land Study 2008	http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/avldf-framework/avldf-evidence-base/employment-evidence/
ONS	http://www.statistics.gov.uk/default.asp
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/
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	Employment Land Study 2008 and Parish Council contributions
Losses and gains in last five years (B1,2, and 8)	AVDC monitoring data, 2010 (ongoing)
Constraints	

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Listed buildings	http://www.heritagegateway.org.uk/gateway/
Maps	AVDC, December 2010. Produced using ArcMap with licence from Ordnance Survey
Conservation Areas and Management Plans	http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/avldf-framework/supplementary-planning-documents/supplementary-planning-documents-consultation/conservation-area-supplementary-planning-document/
Green Infrastrucure	-
Buckinghamshire Green Infrastructure Strategy	http://www.buckscc.gov.uk/bcc/strategic_planning/green_infrastructure.page
AVDC Green Spaces Audit	AVDC GIS layers, 2010
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
Community Transport Schemes	www.alt-transport.org.uk
Other	
Settlement audit 2008	http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/avldf-framework/avldf-evidence-base/miscellaneous-evidence/review-rural-settlement-hierarchy/
Aerial Photography	www.skyscrapercity.com
Population stats from 1951	AVDC, 2010, using the last 5 censuses