



Settlement Hierarchy
Assessment for the
Vale of Aylesbury Plan
Strategy
September 2012

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1. Purpose of the assessment and methodology

Introduction

- 1.1 The Settlement Hierarchy Assessment for Aylesbury Vale District forms part of the evidence base for identifying the distribution of growth for the Vale of Aylesbury Plan Strategy. The assessment uses existing evidence and an audit of settlement services and facilities in order to determine the capacity of settlements to accommodate sustainable development and the likely role of each settlement within the district.
- 1.2 It will also provide the background to allocating sites should this be required in a subsequent allocation development plan document or through Neighbourhood Development Plans.

Methodology Overview

- 1.3 This study firstly sets out the national and regional policy context in section two, it then considers the existing evidence in section 3 and section 4 identifies the methodology used to carry out the audit of facilities and services. The results of the audit are identified in a matrix in appendix A. It is acknowledged that the services and facilities in settlements may change over time, the audit is intended to be regularly updated to inform further policy documents including Neighbourhood Plans. It is not anticipated that there will be such significant change at any of the further audits to require the hierarchy to change during the plan period (other than where already identified in the plan, such as the new train station at Winslow). Section 5 explains how the results have been used to develop a settlement hierarchy and section 6 concludes the settlement hierarchy to show how growth is apportioned throughout the district for the Vale of Aylesbury Plan Strategy.

2. National and Regional policy Context

National Context

- 2.1 The NPPF identifies the need to plan for sustainable development. Sustainable development includes supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's need. It is therefore important that growth apportionment reflects the accessibility of local services to maintain and improve sustainable communities. As such, this report considers in most detail the main settlements within the district, as this is where the greatest levels of growth are likely to occur.
- 2.2 The NPPF also promotes sustainable development in rural areas, identifying that housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may also support services in a village nearby. The NPPF identifies that new housing development should be avoided in isolated locations unless there are special circumstances. As such this report also aims to assess which villages are service providers to other villages and which settlements are in isolated locations and therefore should not have growth encouraged to them.
- 2.3 There are also various other reports by government which consider sustainability in rural areas. These are summarised in appendix B and have informed the assessment criteria of this report.

Aylesbury Vale in the wider context

- 2.4 In determining the settlement hierarchy and the likely role of settlements in Aylesbury Vale, it is important to recognise the potential influence of adjoining areas and the wider context. In particular the proximity of major urban areas including Milton Keynes, Oxford and High Wycombe. This was addressed to some extent in the now revoked South East Plan, although that was based on a very different ideology and assumptions about regional redistribution of growth in the south east region.
- 2.5 Aylesbury is the county town of Buckinghamshire and by far the largest town in the district, located towards the southern part. Buckingham is the second largest settlement, located in the northern part of the district. There are over 100 smaller and larger villages located within the rural areas. Towards the northwest of the district lies Milton Keynes, a much larger settlement than any within Aylesbury Vale. Towards the east lies Leighton Buzzard, towards the south lies High Wycombe and towards the east

lies Oxford. These towns are all much larger than any of the settlements within Aylesbury Vale.

- 2.6 Aylesbury is a centre of economic activity and transport services that should be supported through local planning and transport policies. Also small rural or 'market towns' (Buckingham, Winslow, Haddenham and Wendover) play an important part in the economic and social functioning of the district whilst acting as a focal point for trade and services for a rural hinterland. These relationships were also recognised in the revoked SEP policies albeit for a different scale of growth.
- 2.7 The vision of the VAP strategy seeks to encourage and initiate schemes and proposals that help strengthen the viability of small rural towns. This will include maintaining or providing local hubs for employment, retailing and community facilities, community-led local assessments of need and action planning, small-scale housing (especially affordable housing) and developing public transport networks.

The Rural Context for Settlements

There are various government reports which give an indication of the issues likely in rural areas generally across the UK. This has informed the assessment criteria for the audit of settlements in Aylesbury Vale.

- 2.8 These reports all conclude that on the whole the countryside is under pressure from development and also loss of local services and facilities. It is therefore vital that the apportioning of growth allows those areas which are sustainable to remain sustainable to support facilities, and those settlements in isolated areas remain protected from future development. Further detail about these reports is located in appendix B.

3.0 The Evidence

Core Strategy implications from adjoining authorities

- 3.1 This section identifies the proposed development from adjoining authorities which should be taken into consideration for the settlement hierarchy in Aylesbury Vale (updated as of April 2013), particularly for those bordering other districts. These also explained in the Duty to Cooperate topic paper.
- 3.2 To the north of Aylesbury Vale, South Northants district has identified 7,880 homes for the period of 2011-2026 in the West Northamptonshire Joint Core Strategy Submission (December 2012), of which Towcester would receive a minimum of 1,735 homes (1,500 in the Towcester South Urban Extension) and 15.5ha of employment land (in the Towcester South Urban Extension – 50% of this would be post-2026). Brackley would receive 1,730 homes on two Sustainable Urban Extensions with 9.4ha of employment land.
- 3.3 In Dacorum Borough, Tring is identified to receive (480) homes and Berkhamsted (1,180) homes which are amongst the Dacorum Borough's main settlements. In total Dacorum Borough is identified to take up to 11,320 new homes and 10,000 new jobs up until 2026 (Core Strategy Proposed Modifications, January 2013).
- 3.4 The adopted Chiltern District Core Strategy 2011 plans for 2,650-2,900 dwellings from 2006 to 2026 including up to 550 dwellings at seven 'other villages excluded from the Green Belt' including Great Missenden and Prestwood.
- 3.5 The adopted High Wycombe Core Strategy 2008 proposes Princes Risborough's town centre to provide a minimum of 480 new homes to 2026, which is the nearest major settlement to the south of Aylesbury Vale District.
- 3.6 Furthermore, the Cherwell Local Plan Proposed Submission (August 2012) identifies a requirement for 6,997 homes at Bicester to 2006-2031 and 6,500 jobs to 2031.
- 3.7 Finally, the Thame Neighbourhood Development Plan in South Oxfordshire district (Referendum, May 2013) by Thame Town Council allocates 775 new homes and 3 hectares of employment to 2027.

Withdrawn Aylesbury Vale Core Strategy

- 3.8 The Aylesbury Vale LDF submitted Core Strategy (withdrawn in October 2010) undertook an extensive assessment of Aylesbury Vale's settlements function. Whilst the withdrawn Core Strategy is based on the South East Plan rather than a local housing needs assessment which VAP is based on, the information identified in the withdrawn Core Strategy Rural Settlement

Hierarchy paper is still relevant and no major issues were raised at the examination. The level of services and facilities in a settlement is unlikely to have significantly changed over the last few years, as such it has been used as a starting point for updating the settlement audit of services and facilities in the Vale of Aylesbury Plan settlement hierarchy. The withdrawn Core Strategy has a five tier approach with Aylesbury being the first tier, Buckingham forming the second tier, Winslow, Haddenham and Wendover forming the third tier. There was then a fourth tier of other sustainable settlements, followed by the final fifth tier for all other rural settlements.

Updated Information on Settlement Facilities and Services Provision

3.9 Throughout the development of VAP, a number of consultation processes have been undertaken to identify the sustainability of settlements within the district and to reflect the localism agenda, using local knowledge to shape local policies.

Working with Town and Parish Councils

3.10 At the outset of VAP all parish councils were contacted for a meeting between planning officers and town and parish councillors to discuss future development aspirations, the characteristics of the parish and any planning related issues. These formed an understanding of the existing level of services, facilities and infrastructure in each of the parishes and any issues which planning could potentially address.

Development of Parish ‘Fact Packs’

3.11 A more detailed assessment was then carried out in writing a ‘Fact Pack’ for each parish where the parish or town council had identified an aspiration for future development.

3.12 The Fact Pack documents reflected the size of the parish, providing the most detail for those parishes which wanted to see the greatest level of growth and less detail for those parishes who wanted to see limited future development. The more detailed Fact Packs identified 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 and non-employment sites, employment change of B uses looking back 5 years, sectors of employment, levels of economic activity, distances travelled to work, broadband speeds)
- Local Service Provision (settlement audit of facilities, including 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 (agricultural land quality, landscape sensitivities, biological constraints, flooding and historic constraints)
- 3.13 The information in these Fact Packs was coordinated with town and parish councils to check accuracy and to draw upon local knowledge. A number of these have been published on town and parish websites for communities to view. In addition to town and parish Fact Packs, a district wide Fact Pack was written to develop an understanding of the strategic infrastructure, services, facilities and planning issues. This can be viewed on our website¹, where an example of a parish Fact Pack can also be seen.
- 3.14 The Fact Packs are living drafts to be updated throughout the plan period. They are also intended to help provide local supporting evidence for Neighbourhood Plans.
- 3.15 The settlement hierarchy methodology draws together information collected from the previous withdrawn Core Strategy Settlement Hierarchy, town and parish meetings, Fact Packs and a settlement audit of services and facilities.

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

4 Settlement Audit Methodology

- 4.1 This section identifies the criteria and the sources of information used to carry out the settlement audit of services and facilities in September 2012. It should be noted that the audit is also a 'living' document and that it will be regularly updated, to reflect changes in the level of service and facility provision. It is not anticipated that there will be such significant change at any of the further audits to require the hierarchy to change during the plan period (other than where already identified in the plan, such as the new train station at Winslow).

Assessment Criteria

- 4.2 A series of indicators were used to assess the capacity of a settlement to accommodate sustainable development. This was based on indicators used in previous studies as identified in section 2 and also built upon the audit for the now withdrawn 2009 Core Strategy and other studies identified in appendix B.
- 4.3 The criteria was divided into five sections:
1. **Settlement size** – settlement population
 2. **Settlement connectivity** – distance to large service centre and level of public transport
 3. **Employment** – number of B use class units
 4. **Facilities & Services** – split into 'key' and 'non-key' services and facilities
- 4.4 Services and facilities were split into key and non-key services to draw a distinction between those essential services for a sustainable settlement and those which are important but not as essential.

Key Services	Non-key services
Food Store	Pharmacy
Pub	Library
Post Office	Places of worship
General Practice	Secondary schools
Village Hall	
Recreation	
Primary School	

5. **Qualitative assessment** - The audit is not an exact science so there is also a descriptive summary of the key features for the settlement, drawing on information from the settlement audit, fact packs and AVDC monitoring, to weigh up the overall sustainability of the settlement.
- 4.5 The qualitative assessment is to give an overall view of the relative strengths and weaknesses of settlements within the district and their role within the settlement

hierarchy, providing an evidence base for the level of growth which can be accommodated for sustainable development. It also provides evidence for future policies for the area and information to help maximise benefits from potential developer contributions by assessing current facilities.

Settlement Audit Indices

4.6 The following table explains the indices and scoring method used in determining the settlement hierarchy and how the information was obtained.

Table 1: Settlement Hierarchy Criteria

Service/ Facility	Source of Information	Scoring system	Key or non-key criteria for scoring
<p>Distance to a service centre</p> <p>Due to the rural nature of the district, the majority of the settlements are not self sustaining and rely on a few large towns/villages to provide services and facilities to a wide catchment area of other smaller settlements. As such the distance to a service centre is important in terms of sustainability for the majority for the districts settlements.</p>	<p>Council GIS mapping system.</p>	<p>Strategic settlements have been identified as Aylesbury, Buckingham, Winslow, Haddenham, Wendover, Princess Risborough, Brackley, Milton Keynes, Thame, Leighton Buzzard, Tring, Bicester and Dunstable due their size. The mid point between settlements has been used to determine the distance in miles. Where the distance was within 4 miles or less a point of one was given, contributing to the key criteria score.</p>	<p>Key Criteria</p>
<p>Public transport</p> <p>Pubic transport forms a key service to help a settlement to be sustainable. It is particularly important for young and elderly people who are more likely not to own a car.</p>	<p>The information on bus and train routes was obtained from BCC website http://www.transportforbucks.net/Buses-and-trains/Maps/County-map.aspx</p>	<p>Bus and train services were assessed for this criteria. Bus routes were identified as ‘operating at least hourly’, ‘routes operating 5 or more days a week’ or ‘routes operating less than 5 days a week. A point was given where an hourly or more bus service exists, contributing to the key criteria score. Where a train station is located within a settlement a point was also given, contributing to the key criteria score.</p>	<p>Key Criteria</p>

<p>Employment</p> <p>Local employment opportunities may reduce people's need to travel by car and local businesses can provide economic benefits to their local community as employees may spend more within the area, consequently helping to maintain local shops and services. Whilst we cannot determine whether businesses have jobs to offer the local community, looking at the number of employment units (B-use) can give an indication on the level of employers.</p>	<p>Fact Packs and AVDC internal monitoring.</p>	<p>Our assessment looked at the number of employment units for B uses for each settlement. It is expected that approximately 50% of employment types come from B uses. Where there were 20 or more employment units a score of 1 was given, contributing to the key criteria score.</p>	<p>Key Criteria</p>
<p>Food Stores</p> <p>A supermarket or grocery store is a regular necessity. Village shops in rural communities are important, providing services locally particularly for those who do not have regular access to a car.</p>	<p>Information was identified from Fact Packs, site surveys and monitoring of planning applications.</p>	<p>Food stores have been identified as supermarkets, local stores (bakery, butchers, green grocers) and garage shops. One point was given for 1 or more food stores, contributing to the key criteria score.</p>	<p>Key Criteria</p>
<p>Pub</p> <p>Public houses are key social facilities in communities and often act as a focal point for communities.</p>	<p>Information was collected from site surveys, planning applications and a number of pub guide websites - www.pubinnguide.com/pubs and www.beerinevening.com/pubs</p>	<p>One point was given for 1 or more pubs, contributing to the key criteria score. Restaurants/cafes have not been included in this criteria.</p>	<p>Key Criteria</p>

<p>Post office</p> <p>Post offices are a key community facility offering a range of services and facilities.</p>	<p>Information was collected from Post office branch Locator www.postoffice.co.uk/po/finder?catId=7800129</p>	<p>One point was given for 1 or more post offices, contributing to the key criteria score.</p>	<p>Key Criteria</p>
<p>General Practice</p> <p>Doctors' surgeries provide a key service to the community. Easy access to a GP service is particularly important, especially for people who are ill or elderly.</p>	<p>Information was collected from NHS directory. This included part-time surgeries http://www.nhs.uk/service-directories/Pages/ServiceSearch.aspx</p>	<p>One point was given for 1 or more General Practices, contributing to the key criteria score.</p>	<p>Key Criteria</p>
<p>Community/Village Hall and</p> <p>Village/community halls provide facilities for social, recreational and cultural activity, a hall offering lots of activities can greatly improve a communities' quality of life. They are a key facility to enable people to enjoy activities locally.</p>	<p>Information was provided from Fact Packs, site surveys and monitoring of planning applications.</p>	<p>One point was given for 1 or more community halls, contributing to the key criteria score.</p>	<p>Key Criteria</p>
<p>Places of Worship</p> <p>Places of worship provide facilities for social, recreational and cultural activity, which can also greatly improve a communities' quality of life. They are a key facility to enable people to enjoy activities locally.</p>	<p>Information was provided from Fact Packs, site surveys and monitoring of planning applications.</p>	<p>Places of worship were not identified as a key service therefore these facilities were not awarded any points in the total key criteria score.</p>	<p>Non Key Criteria</p>

<p>Pharmacy</p> <p>Pharmacies provide an important service, especially for people who are ill or are elderly.</p>	<p>Information was collected from the NHS directory http://www.nhs.uk/services/directories/Pages/ServiceSearch.aspx</p>	<p>Pharmacies were not identified as a key service therefore these facilities were not awarded any points in the total key criteria score.</p>	<p>Non Key Criteria</p>
<p>Libraries</p> <p>Libraries form an important service and help to support education and provide a community focus point.</p>	<p>Information on libraries was obtained from Buckinghamshire county council website http://www.buckscc.gov.uk/bcc/libraries/Branches/branch_list.page?</p>	<p>Libraries were not identified as a key service therefore these facilities were not awarded any points in the total key criteria score.</p>	<p>Non Key Criteria</p>
<p>Recreation</p> <p>Recreational space is important socially to enable people to have a healthy lifestyle.</p>	<p>Information on recreation was identified from the Green Space Audit interactive map http://www.aylesburyvaluedc.gov.uk/leisure-culture/planning-policy-guidance-17/audit-map-user-guide/</p>	<p>Recreational facilities have been identified as recreation grounds, children playgrounds, cricket, football and tennis pitches, bowling grounds and skate parks. This was only for facilities which have public use (private facilities were not included). One point was given for 1 or more recreational facilities, contributing to the key criteria score.</p>	<p>Key Criteria</p>

<p>Primary and secondary schools</p> <p>There are 67 state primary schools in Aylesbury Vale. Young children should have easy access to school, where possible within walking distance. There are also 12 secondary schools in Aylesbury Vale. Generally secondary schools are found within larger settlements, although there needs to be sufficient coverage to allow all pupils reasonable access. Significant numbers of secondary school pupils travel by public transport or school buses. In addition to education, schools also provide a valuable focus for community leisure activities.</p>	<p>Information was collected from Buckinghamshire County Council website http://www.buckscc.gov.uk/bcc/schools/directory.page and information contained in the Fact Packs.</p>	<p>One point was given for 1 or more Primary schools, contributing to the key criteria score (this excluded special schools and private schools).</p> <p>Secondary schools are considered a non-key service therefore no point was awarded for the key criteria score.</p> <p>Private (fee paying) schools and nursery schools have been excluded from the assessment because they are not accessible to all.</p>	
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Applying the Settlement Audit Criteria

4.7 Aylesbury Vale has over 100 settlements, many which are very small and questionable in whether they can actually be termed a 'settlement'. For the purpose of this audit it was identified that a population of 100 or less did not amount to a settlement, but instead a dispersed collection of housing, which would not be considered sustainable to attribute any future development to through the Vale of Aylesbury Plan. The assessment therefore looks at all settlements with a population of 100 or more. In total 117 settlements were assessed for the settlement audit.

List of Settlements Assessed

Addington	Edlesborough	Poundon
Adstock	Ford	Preston Bissett
Akeley	Gawcott	Quainton
Ashendon	Granborough	Quarrendon
Aston Abbotts	Great Brickhill	Radclive-
Aston Clinton	Great Horwood	Rowsham
Aylesbury (including Buckingham park, Berryfields, Watermead and Coldharbour)	Grendon Underwood	Shabbington
Barton Hartshorn	Haddenham	Shalstone
Beachampton	Halton	Single Borough
Biddlesden	Hardwick	Slapton Soulbury
Bierton	Hillesden	Steeple Claydon
Bishopstone	Hoggeston	Stewkley
Boarstall	Ickford	Stoke Hammond
Brill	Ivinghoe	Stoke Mandeville
Broughton	Ivinghoe Aston	Stone
Buckingham	Kingsey	Stowe/Dadford
Buckland	Kingswood	Swanbourne
Burcott	Leckhampstead	Thornborough
Calvert Green	Lillingstone Dayrell	Thornton
Chackmore	Lillingstone Lovell	Tingewick
Charndon	Little Horwood	Turweston
Chearsley	Long Crendon	Twyford
Cheddington	Ludgershall	Upper Winchendon
Chetwode	Luffield Abbey	Upton
Chilton	Maids Moreton	Waddesdon
Creslow	Marsh Gibbon	Water Stratford
Cublington	Marsworth	Weedon
Cuddington	Mentmore	Wendover
Dagnall	Middle Claydon	Westbury
Dinton	Mursley	Westcott
Dorton	Nash	Weston Turville
Drayton Beauchamp	Nether (Lower) Winchendon	Whaddon
Drayton Parslow	Newton Longville	Whitchurch
Dunton	North Marston	Wing
East Claydon	Northall	Wingrave
Edgcott	Oakley	Winslow
	Oving	Woodham
	Padbury	Worminghall
	Pitstone	Wotton Underwood

5.0 Developing the Settlement Hierarchy

Strategic Settlements

- 5.1 It is apparent from Appendix A that five settlements; Aylesbury, Buckingham, Haddenham, Wendover and Winslow stand out from the rest by virtue of their population each above 3,600 which is considerably more than the remaining settlements. They also have a substantially greater range of facilities and services in comparison to the other settlements within the district.
- 5.2 These settlements typically offer a choice of shops, a post office, a fire and/or police station, a library, and a range of employment opportunities. They are also well-served by public transport with hourly or more bus services. These settlements have all of the key services. They each have a train station with the exception of Winslow and Buckingham. However Winslow is due to have a train station open in 2017, with the opening of 'East-West rail' connecting Oxford and Milton Keynes.
- 5.3 Aylesbury is a large market town and has a significantly higher population than the other settlements within the district with a population of 56,400 people and also has a substantially higher level of facilities. In particular there is a wide range of retail, leisure and sporting facilities. This includes two shopping centres, several out of town retail parks, a swimming pool, cinema, theatre and sports centre. It also has 7 state secondary schools (including six form colleges) and 19 state primary schools. There is also a forthcoming university technical college to be built in Aylesbury. Aylesbury is a public transport interchange hub for the district where trains and buses connect to with a regular service. Employment sites cover a large part of the town, particularly towards the north west around Gatehouse Way area. There are also services and facilities which are committed to be delivered during the plan period through existing planning permissions, including new primary school and retail facilities.
- 5.4 Buckingham has the next largest population of 12,500. Its shops include branches of national multiples such as Boots, WH Smiths and Waitrose, which are supplemented by a Tesco superstore on the edge of the town. It also has an independent University, two secondary schools, a community hospital and an indoor sports centre and a strong employment base, particularly to the south of the town. Buckingham also has a wide range of sport and recreational facilities. There is also a regular bus services to Aylesbury, Milton Keynes, Oxford and Cambridge.
- 5.5 Haddenham is a large village with a population just under 3,700, situated to the west of Aylesbury, located near Thame. There is a good range of small shops, public houses and other services. It has a large number of jobs at nearby Haddenham Business Park. There

is also a relatively good bus services to other urban areas, including Aylesbury, and a nearby railway station, 'Haddenham and Thame parkway' with train services to London, Birmingham and Stratford-upon-Avon.

- 5.6 Winslow is a small historic market town of around 3,800 population situated between Aylesbury and Buckingham, serving a large rural area between Aylesbury and Buckingham. It has a wide range of shops, including a number of specialist and independent shops serving a wider catchment area. It has some employment on the Station Road Industrial Estate and in the town centre. There is also a regular bus service operating between Aylesbury and Buckingham and a commitment to the opening of 'East-West' rail, which will provide a train station at Winslow connecting Oxford and Milton Keynes.
- 5.7 Wendover is situated on the northern edge of the Chilterns Area of Outstanding Natural Beauty and London's Metropolitan Green Belt. The settlement has a population of over 7,000 and acts as a service centre for a number of smaller villages in the area as well as a tourist base for visitors to the Chilterns. It also has good rail links into London and Aylesbury and has an number of independent chain shops.
- 5.8 These five settlements of Aylesbury, Buckingham, Haddenham, Winslow and Wendover have a significantly higher population and range of services and facilities in comparison to the other settlements and play important roles in supporting the smaller rural areas too. It is therefore sensible to separate these settlements into a first tier in the settlement hierarchy. For the Vale of Aylesbury Plan these settlements are defined as 'strategic settlements'.

Other larger Settlements

- 5.9 From looking at the remaining settlements there is a clear distinction between settlements which have characteristics of a large village and those which have characteristics of a small village.

Defining a criteria for 'Larger Villages'

- 5.10 In developing a criteria of what is a larger village the settlements were defined as typically having a population of 1,000 - 2000 and have 6 to 9 of the key criteria (within 4 miles of a service centre, employment for 20 units or more, food store, pub, post office, GP, village hall, recreation facilities, primary school, hourly or more bus service and train station).
- 5.11 It is reasonable to assume that those settlements which have at least 8 out of the 11 key criteria have a good sustainability and therefore can clearly be classified as a 'larger

village’. Those settlements which have between 5 to 7 of the 11 key facilities were less clear and therefore focused more on the qualitative assessment for assessing the information from Fact Packs, notes from meetings with parish councils and officer site visits.

Characteristics of ‘larger villages’

5.12 To some extent the provision of facilities in each settlement reflects the size of the population, but typically each settlement contains a primary school, with the exception of Pitstone (which adjoins Ivinghoe where there is a primary school), Soulbury and Stoke Hammond. Only Wing and Waddesdon have a secondary school. 85% of the larger villages have a grocery store, 69% have a post office, nearly half have a GP, and over half of the settlements have an hourly or more bus service. All settlements have a bus service and some employment, with approximately half of the settlements having at least 20 B-use employment units. In addition all of these settlements have some form of recreation facilities. In total 26 settlements were defined as a ‘Larger Village’. Of the ‘non-key services’ criteria all of the settlements have a place of worship and the majority have a library or mobile library service.

Larger villages

Aston Clinton	Marsh Gibbon	Stoke Mandeville
Brill	Newton Longville	Stone
Cheddington	Padbury	Tingewick
Edlesborough	Pitstone	Waddesdon
Gawcott	Quinton	Weston Turville
Great Horwood	Soulbury	Whitchurch
Grendon Underwood	Steeple Claydon	Wing
Long Crendon	Stewkley	Wingrave
Maids Moreton	Stoke Hammond	

Smaller villages

5.13 After identifying the first two tiers for the settlement hierarchy (Tier 1 – ‘Strategic Settlements’ and Tier 2 ‘Larger Villages’) it was clear from the remaining settlements that it would be possible for some of them to accommodate a small amount of growth but others would not be able to sustainably accommodate any growth due to the size of the settlement and provision of services and facilities.

Defining the criteria

5.14 The results in appendix A show that settlements with a population of under 300 do not have any of the identified ‘key services for the scoring criteria. Therefore to meet the ‘Smaller Village’ criteria, settlements typically had a population of 300 – 1000 which

formed a cluster of houses and/or had at least 2 out of the 11 key services for the scoring criteria. It is considered that these settlements are not very sustainable to accommodate further development because of the limited or no services or facilities. However a small level of development is unlikely to lead to any environmental harm as there is already built form and will contribute towards providing locally needed homes for families to remain in the same communities and contribute to vitality.

Characteristics of 'Smaller villages'

- 5.15 On average smaller villages have a population of approximately 500 and have 4 out of the 11 key services for the scoring criteria, most commonly this is a primary school, pub, village hall and recreation facilities. The level of employment is very low for these settlements, with only an average of less than 5 units. Public transport tends to be poor with the majority of settlements having less than an hourly bus service. In total 48 settlements were defined as 'smaller Village'.

Smaller Villages

Adstock	Dinton	North Marston
Akeley	Drayton Parslow	Northhall
Ashendon	East Claydon	Oakley
Aston Abbots	Edgcott	Oving
Beachampton	Granborough	Preston Bissett
Bierton	Great Brickhill	Shabbington
Bishopstone	Halton	Slapton
Buckland	Hardwick	Swanbourne
Calvert Green	Ickford	Thornborough
Chackmore	Ivinghoe	Turweston
Charndon	Little Horwood	Twyford
Chearsley	Ludgershall	Weedon
Chilton	Marsworth	Westbury
Cublington	Mentmore	Westcott
Cuddington	Mursley	Whaddon
Dagnall	Nash	Worminghall

Other settlements

- 5.16 There are a number of settlements which do not meet any of the previously identified settlement tiers. These typically have a population of 200 or less and less than 2 out of the 11 key criteria. They often form a dispersed collection of housing and as such it is unlikely that any development could be accommodated in these settlements in a sustainable way. All remaining settlements have been identified as 'Other Settlements' for the purpose of the settlement hierarchy.

6.0 Conclusion

- 6.1 As stated in the introduction to this report, the settlement hierarchy purpose is not only to identify the current role of settlements through the facilities and services they provide, but also to help define a sustainable settlement hierarchy to facilitate decisions through the Vale of Aylesbury Plan on which settlements are best placed to accommodate future development.
- 6.2 It was concluded that there is a strong case for Aylesbury, Buckingham, Haddenham, Wendover and Winslow to be placed above the other settlements within the settlement hierarchy characterised by their size of population, their accessibility by public transport and large service centres and the range of facilities and services available. It is therefore suggested that they be regarded as a ‘strategic settlements’ in the settlement hierarchy. These offer the most sustainable opportunities to accommodate growth.
- 6.3 With regard to remaining settlements, it is concluded that the criteria for identifying them as a larger or smaller village or other settlements is based on a sound sustainability criteria as explained in the previous section.

The proposed settlement hierarchy is therefore:

Table 2: Settlement Hierarchy

<p>Strategic Settlements (Aylesbury, Buckingham, Haddenham, Wendover, Winslow)</p>	<p>The main towns and villages in the district and the focus for the majority of the growth. These settlements act as a service centre for other smaller and larger villages surrounding them.</p>
<p>Larger Villages (see page 17)</p>	<p>Larger, more sustainable villages that have at least a reasonable access to facilities and services and public transport, making them sustainable locations for growth.</p>
<p>Smaller Villages (see page 18)</p>	<p>Smaller, less sustainable villages which have poor access to services and facilities. However it is expected that small scale development could be accommodated without causing any environmental harm. This level of growth is also likely to help maintain existing communities.</p>
<p>Other Settlements (all remaining settlements)</p>	<p>The remainder of settlements in the district which are not sustainable and it is likely that any development would cause environmental harm, as such it is expected that no growth could be accommodated in these locations.</p>

Appendix A: Aylesbury Vale Settlement Audit Assessment September 2012

= key criteria met

Settlement	Settlement Size		Connectivity & Public Transport				Employment	Key services							Total number of key services	Total number of criteria met (out of a total of 11)	Non-key services				Total number of non-key services	Qualitative Assessment	Settlement Hierarchy Outcome
	Settlement population (* = only parish population available)	Pop by parish	Distance to large service centre	Train station	Bus routes operating at least hourly	Routes operating less frequently 5 or more days a week	Routes operating less than 5 days a week	Number of Employment Units (B-Class uses)	Food Stores (super markets, local stores (bakery, butchers) and garage shops)	Pubs	Post office	GP facility	Village/ community hall (not including school halls)	Recreation ground/playing fields (including football pitches, bowling green, cricket pitches, children's play grounds & skate parks)			Primary Schools - (first schools and junior schools, SP = Special School)	Pharmacy	Library (M for mobile library)	Place of worship			
Addington	140*	145	2.3 miles to Winslow		60 Maids Moreton - Aylesbury)			0	0	0	0	0	0	0	0	2	0	0	1	0	1	Very small population but relatively well connected to a large service centre (just over 3 miles to Winslow). Hourly or more bus service but no other key services. Dispersed settlement form.	Other Settlement
Adstock	409*	415	3 miles to Winslow		60 Maids Moreton - Aylesbury)		2	0	1	0	0	1	2	0	4	5	0	M	1	0	2	Small population, moderately well connected to a large service centre (Winslow) via the A413 connecting Aylesbury and Buckingham and hourly or more bus service.	Smaller Village
Akeley	548*	545	2.8 miles to Buckingham			1 (151 Akeley - Buckingham)	1	0	1	0	0	1	2	1	5	5	0	0	0	0	0	Small population, moderately well connected to a large service centre (Buckingham) via the A413 but has a poor bus service and very limited employment.	Smaller Village
Ashendon	242*	248	7.7 miles to Thame			1 (112 - Upper Winchendon/Thame/Aylesbury 0	0	0	1	0	0	1	1	0	3	3	0	M	0	0	1	Very small population and very poorly connected to a large service centre (Thame nearly 8 miles away) although within 3 miles to the A41 which connects to Aylesbury and Bicester. Poor bus services and no primary school. Forms a clearly defined settlement.	Smaller Village
Aston Abbotts	404*	404	6.2 miles to Aylesbury		165 Leighton Buzzard - Stoke Mandeville hospital	153/154 Mursley - Aylesbury	8	0	1	0	0	1	2	0	4	3	0	M	0	0	1	Small population, poorly connected to a large service centre (Aylesbury over 6 miles away), although within a mile to the A418 connecting Aylesbury and Leighton Buzzard. There is a village hall and very limited employment. Forms a clearly defined settlement.	Smaller Village
Aston Clinton	2,769	3542	3.1 miles to Tring		61 Aylesbury - Luton 500 Aylesbury - Watford	164 Aylesbury - Leighton Buzzard	54	2	3	1	1	1	4	1 (Combined School)	13	10	1	M	2	0	4	Large population and near to a large service centres of Tring and Aylesbury (3-4 miles away). Also very close to the A41 connecting Aylesbury and Hemal Hempstead. Hourly or more bus service and near to several large employment sites.	Larger Village
Aylesbury	65,428	56,392	Aylesbury is a larger service Centre	Aylesbury (Chilton Rail)	16 - bus station interchange for Aylesbury Vale - Bus numbers: 1,2,3,4,5,6,7,9,16,50,60,61,280,300,100,8 - 500	3 - Bus 18 Bicester, 110 Worminghall, 111 Oakley	979	39	21	6	9	7 Community Halls	28	18 (+3 SP)	64	11	14	2 & M	23	7 (+2 SP)	49	Large variety of services and very large population. Meets of all of the key criteria for services and facilities. Areas of flood zone 2 and 3 through the town centre and urban area.	Strategic Settlement
Barton Hartshorn	No data available (population too small for census 2001 data)	79	5.4 miles to Buckingham			133 Buckingham - Water Stratford	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No defined settlement and has none of the identified key services, although near to the a large service centre of Haddenham.	Other Settlement
Beachampton	136	147	6.4 miles to Buckingham				2	0	1	0	0	1	0	0	2	2	0	0	0	0	0	Very small population and not very well connected to a large service centre (over 6 miles on minor roads to Buckingham). Moderate amount of employment.	Smaller Village
Biddlesden	117*	116	5.2 miles Brackley				3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Very small population and poorly connected to a large service centre (Brackley over 5 miles away on minor roads). Dispersed settlement form.	Other Settlement
Bierton	1192	2119	1.8 miles to Aylesbury		100, 150 Aylesbury - Milton Keynes	165 Leighton Buzzard - Stoke Mandeville Hospital	10	0	2	0	0	1	2	1 (Combined School)	6	6	0	M	1	0	2	Fairly large population size and well connected to a large service centre (Aylesbury less than 2 miles away on the A418). Hourly or more bus service but limited employment. No food store or GP facility.	Smaller Village
Bishopstone	280	0	3.7 miles to Aylesbury				0	0	1	0	0	1	0	0	2	3	0	0	0	0	0	Small population and fairly near to Aylesbury but poorly connected by minor roads and there is no public transport. Well defined settlement form.	Smaller Village
Boarstall	124*	128	6 miles to Bicester			1 (118 Oxford - Oakley - Brill/Bicester)	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Very small population and poorly connected to a large service centre (over 6 miles to Bicester connected by minor roads). Near to M40 but several miles to junction. Very limited employment and no key services. Sporadic development, with no defined settlement.	Other Settlement

Appendix A: Aylesbury Vale Settlement Audit Assessment September 2012

= key criteria met

Settlement	Settlement Size		Connectivity & Public Transport				Employment	Key services							Total number of key services	Total number of criteria met (out of a total of 11)	Non-key services				Total number of non-key services	Qualitative Assessment	Settlement Hierarchy Outcome		
	Settlement population (* = only parish population available)	Pop by parish	Distance to large service centre	Train station	Bus routes operating at least hourly	Routes operating less frequently 5 or more days a week	Routes operating less than 5 days a week	Number of Employment Units (B-Class uses)	Food Stores (super markets, local stores (bakery, butchers) and garage shops)	Pubs	Post office	GP facility	Village/ community hall (not including school halls)	Recreation ground/playing fields (including football pitches, bowling green, cricket pitches, children's play grounds & skate parks)			Primary Schools - (first schools and junior schools, SP = Special School)	Pharmacy	Library (M for mobile library)	Place of worship				Secondary school (SP = Special School)	
Brill	899	1190	7 miles to Thame				3 (112 - Upper Winchendon - Aylesbury 113 Brill - Little Kimble 118 Oxford - Oakley - Brill/Bicester)	28	1	2	1	1	1	3	1 (Combined School)	10	8	0	M	2	0	3	Moderate population size. Poorly connected to a large service centre (Thame 7 miles away on relatively minor roads), although a good level of employment, with primary school and GP. Settlement has an infrequent bus service and within a highly sensitive landscape (90%-100% landscape sensitivity).	Larger Village	
Broughton	209	No census data	2.2 miles to Aylesbury					0	0	1	0	0	0	0	0	1	2	0	0	0	0	0	0	Very small population but near to a large service centre (Aylesbury just over 2 miles away and near to A41). Dispersed settlement form.	Other Settlement
Buckingham	10,445	11572	Buckingham is a service centre		X5 Oxford - Cambridge, 32 Milton Keynes, 60 Aylesbury, 132 Brackley	1 (18 Buckingham - Bicester)	4 (133 Water Stratford, 134 Westbury, 135 Buckingham villages, 151 Akeley)	248	11	8	1	3	3	9	3 (Combined Schools)	38	10	4	1 & M	4	2	12	Large population and meets all of the key services criteria except a train station. The nearest train station is location at Blechley, approximately 12 miles away. Areas of flood zone 2 and 3 through the town centre.	Strategic Settlement	
Buckland	721	669	3.1 miles to Tring					3	0	0	0	0	1	0	0	1	2	0	0	1	0	1	Moderate population size, fairly well connected to a large service centre (Tring just over 3 miles away on minor roads). Near to A41 connecting Aylesbury and Hemel Hempstead. Very limited employment and constrained by Green Belt and Chiltern Area of Outstanding Natural Beauty.	Smaller Village	
Burcott	270	0	4 miles to Leighton Buzzard		100, 150 Aylesbury, Leighton Buzzard, Milton Keynes	165 - Aylesbury - Leighton Buzzard		0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	Very small population but fairly well connect to a large service centre and the A418 (Leighton Buzzard 4 miles away). Dispersed settlement form.	Other Settlement
Calvert Green	No data available (population too small for census 2001 data)	No census data	9 miles to Bicester			16 Aylesbury - Marsh Gibbon		0	0	0	0	0	1	2	0	3	2	0	M	0	0	1	1	Very limited facilities but defined settlement form. A41 3.5 miles away, connecting Bicester to Aylesbury.	Smaller Village
Chackmore	231	236	1.9 miles to Buckingham				131 Buckingham - Brackley	1		1	0	0	1	0	1 (Combined School)	3	4	0	0	0	0	0	0	Very small population but well connected to a large service centre (Buckingham less than 1 mile via Stowe Avenue). Defined settlement form.	Smaller Village
Charndon	297*	292	8 miles to Bicester				16 Aylesbury - Marsh Gibbon 18 Aylesbury - Bicester	1	0	0	0	0	1	4	0	5	2	0	0	0	0	0	0	Very small population and very poorly connected to a large service centre (Bicester 8 miles away via minor roads). Poor public transport and no primary school. Very poor employment but has a defined settlement form.	Smaller Village
Chearsley	528*	541	3.1 miles to Haddenham				110, 111 to Thame & Aylesbury	0	0	1	0	0	1	2	0	4	4	0	M	1	0	2	2	small population but defined settlement form. Moderate distance from a large service centre (Haddenham just over 3 miles away, although on minor roads). Poor employment and public transport connections	Smaller Village
Cheddington	1706	1852	4.6 miles to Tring	Cheddington (West Coast Mainline)			167 Tring, Aylesbury, L. Buzzard 175 Edlesborough - Hemel Hempstead	4	1	2	0	0	1	3	1 (Combined School)	8	6	0	M	2	0	3	3	Large population although poorly connected to a large service centre (Tring nearly 5 miles away and Leighton Buzzard just over 5 miles away, mainly via minor roads). Poor bus service although has a train station with a good service into London Euston and Milton Keynes.	Larger Village
Chetwode	No data available (population too small for census 2001 data)	80	7 miles to Buckingham / Bicester				133 Buckingham - Water Stratford	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	No defined settlement and has none of the identified key services.	Other Settlement
Chilton	355*	347	4.3 miles to Thame				111 Oakley - Aylesbury 113 Oakley - Little Kimble	13	0	1	0	0	1	0	0	2	2	0	0	1	0	1	1	Small population and poorly connected to a large service centre (Thame over 4 miles away via minor roads). Some employment but an infrequent bus service.	Smaller Village
Creslow	No data available (population too small for census 2001 data)	No census data	6 miles to Aylesbury					1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No defined settlement and has none of the identified key services.	Other Settlement

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= key criteria met

Settlement	Settlement Size		Connectivity & Public Transport				Employment	Key services							Total number of key services	Total number of criteria met (out of a total of 11)	Non-key services				Total number of non-key services	Qualitative Assessment	Settlement Hierarchy Outcome	
	Settlement population (* = only parish population available)	Pop by parish	Distance to large service centre	Train station	Bus routes operating at least hourly	Routes operating less frequently 5 or more days a week	Routes operating less than 5 days a week	Number of Employment Units (B-Class uses)	Food Stores (super markets, local stores (bakery, butchers) and garage shops)	Pubs	Post office	GP facility	Village/ community hall (not including school halls)	Recreation ground/playing fields (including football pitches, bowling green, cricket pitches, children's play grounds & skate parks)			Primary Schools - (first schools and junior schools, SP = Special School)	Pharmacy	Library (M for mobile library)	Place of worship				Secondary school (SP = Special School)
Cublington	332*	338	5.2 miles to Leighton Buzzard			165 Stoke Mandeville - Leighton Buzzard	153/154 The Horwoods - Aylesbury	4	0	1	0	0	1	2	0	2	3	0	0	0	0	0	Very small population and poorly connected to a large service centre (Leighton Buzzard nearly 5 miles away). Relatively dispersed settlement form.	Smaller Village
Cuddington	556*	545	1.5 miles to Haddenham			110 Aylesbury - Worminghall 111 Oakley - Aylesbury	112 - Upper Winchendon/Thame/Aylesbury	0	1	1	1	0	1	2	1 (infant only, junior in Dinton 3km)	4	7	0	0	1	0	1	Small population, infrequent bus service and no employment, although well connected to a large service centre (Haddenham less than two miles away).	Smaller Village
Dagnall	660	0	4.7 miles to Dunstable				162 Bletchley / Ivinghoe Aston 175 Edlesborough/He	0	0	1	0	0	1	2	1 (infants only)	5	4	0	M	0	0	1	Moderate population size and poorly connected to a large service centre (Dunstable nearly 5 miles away).	Smaller Village
Dinton	620	861	2.6 miles to Haddenham					0	0	2	0	0	1	3	1 (Junior only, infant in Cuddington 3km)	7	5	0	M	1	0	2	Moderate population size but no employment or bus service within the village. Bus stops can be accessed on the A418 approximately half a mile away from the village centre).	Smaller Village
Dorton	161*	163	6.1 miles to Thame					10	0	0	0	0	0	0	(1 Private)	0	0	0	0	1	0	1	Very small population and poorly connected to a large service centre (Thame over 6 miles away). Some employment but no other key services. Relatively dispersed settlement form. Also within a highly sensitive landscape (90%-100% landscape sensitivity).	Other Settlement
Drayton Beauchamp	161*	159	2.2 miles to Tring					1	0	0	0	0	0	0	0	0	1	0	0	1	0	1	Very small population although good connection a large service centre (Tring just over 2 miles away). Very limited employment and no other key services. Dispersed settlement form.	Other Settlement
Drayton Parslow	585*	596	5.2 miles to Winslow			50, 51 - Winslow - Milton Keynes		11	1	1	1 (Part time)	0	2	4	1 (Infant only)	10	6	0	0	0	0	0	Small population, poor connectivity to a large service centre (Winslow over five miles away on minor roads)	Smaller Village
Dunton	101*	100	4.8 miles to Winslow				67 Great Horwood - Swanbourne - Aylesbury via Little Horwood, Mursley &	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Very small population and poorly connected to a large service centre (nearly 5 miles to Winslow). None of the key criteria met. Very small clusters of development.	Other Settlement
East Claydon	329	325	2.7 miles to Winslow				54C/67 Winslow - Botolph Claydon	3		1	0	0	1	0	1 (Infant only)	2	4	0	0	0	0	0	Small population but fairly well connected to a large service centre (Winslow just under 3 miles away, although on minor roads)	Smaller Village
Edgcott	256	255	8.5 miles to Buckingham			16 Aylesbury - Waddesdon - Steeple Claydon / Marsh Gibbon		1	1	0	1 (Part time)	0	1	0	0	3	3	0	M	1	0	2	Very small population and poorly connected a large service centre (over 8 miles to Buckingham on minor roads). Limited number of services.	Smaller Village
Edlesborough	1708	2754	3.8 miles to Dunstable		61 Aylesbury - Luton		162 Bletchley / Ivinghoses Aston 175 Edlesborough - Hemel Hempstead	20	1	1	1	1	3	5	1 (Combined School)	13	10	1	0	1	0	2	Large population and good employment facilities. Meets all other key services except a train station. Also adjoins the settlement of Eaton Bray where there are some local services and facilities.	Larger Village
Ford	244	0	2.7 miles to Haddenham					0	0	1	0	0	0	0	0	1	2	0	0	0	0	0	Very small population but near to a large service centre (Haddenham under 3 miles away on minor roads). Dispersed settlement form.	Other Settlement
Gawcott	704*	706	2.1 miles to Buckingham			131/132 Buckingham - Brackley	133 Buckingham - Water Stratford	49	0	1	0	0	1	0	1 (Combined)	3	5	0	M	1	0	2	Small population but near to Buckingham and several employment sites.	Larger Village
Granborough	558*	553	1.9 miles to Winslow		60 Maids Moreton - Aylesbury			0	0	1	0	0	1	0	0	2	4	0	M	1	0	2	Small population, defined settlement form with good connectivity to a large service centre (Winslow less than two miles away).	Smaller Village
Great Brickhill	866*	865	3.8 miles to Leighton Buzzard				162 - Bletchley, Leighton Buzzard, Edlesborough	13	0	1	1 (Part time)	0	1	6	1 (Combined School)	10	6	0	0	1	0	1	Small population, relatively far to nearest a large service centre (nearly 4 miles to Leighton Buzzard) and infrequent bus service. Undulating landscape with high landscape sensitivities between 75-90% of the most sensitive landscapes within Aylesbury Vale.	Smaller Village

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= key criteria met

Settlement	Settlement Size		Connectivity & Public Transport				Employment	Key services							Total number of key services	Total number of criteria met (out of a total of 11)	Non-key services				Total number of non-key services	Qualitative Assessment	Settlement Hierarchy Outcome		
	Settlement population (* = only parish population available)	Pop by parish	Distance to large service centre	Train station	Bus routes operating at least hourly	Routes operating less frequently 5 or more days a week	Routes operating less than 5 days a week	Number of Employment Units (B-Class uses)	Food Stores (super markets, local stores (bakery, butchers) and garage shops)	Pubs	Post office	GP facility	Village/ community hall (not including school halls)	Recreation ground/playing fields (including football pitches, bowling green, cricket pitches, children's play grounds & skate parks)			Primary Schools - (first schools and junior schools, SP = Special School)	Pharmacy	Library (M for mobile library)	Place of worship				Secondary school (SP = Special School)	
Great Horwood	670	1025	2.4 miles to Winslow				54B Nash - Winslow 68 Winslow - Westcott	33	1 (garage)	1	1 (Part time)	0	1	0	1 (Combined School)	5	7	0	0	1	0	1	Moderate population size and well connected to a large service centre (Winslow just over 2 miles away). Good employment but poor bus service.	Larger Village	
Grendon Underwood	592	1541	7.9 miles to Bicester				112 - Upper Winchendon/Thame/Aylesbury	17	1	1	1	1 (Part time)	1	4	1 (Combined School)	10	7	0	M	1	0	2	Small to moderate population size and very poorly connected to a large service centre (Bicester nearly 8 miles away, although near to the A41 which connects to Bicester and Aylesbury). Some employment but poor bus service.	Larger Village	
Haddenham	3,651	4834	Haddenham is identified as a large service centre.	Haddenham and Thame Parkway (Chiltern)	280 Aylesbury - Oxford	200/280 Aylesbury - Oxford	112 - Upper Winchendon/Thame/Aylesbury	85	4	5	1	1	2	3	2 (Infant) + 1 (Junior)	19	11	1	1	4	0	6	Large population and meets all of key services and facilities criteria. Haddenham and Thame Parkway train station located just outside the settlement.	Strategic Settlement	
Halton	513	892	1.9 miles to Wendover				50 Aylesbury - Weston Turville - Wendover - Halton Camp	3	1	0	0	0	1	0	1 (Combined School)	3	4	0	M	1	0	2	Small population size but well connected to a large service centre (Wendover less than 2 miles away). Very limited employment within the settlement, although adjoin RAF Halton where there are a large number of employees. Settlement adjoins areas of green belt and the Chiltern Area of Outstanding Natural Beauty.	Smaller Village	
Hardwick	308*	314	4.1 miles to Aylesbury				60 Aylesbury - Maids Moreton	0	0	1	0	0	1	0	0	2	3	0	M	0	0	1	Very small population and poorly connected to a large service centre (Aylesbury over 4 miles away) but has an hourly or more bus service and condensed settlement form.	Smaller Village	
Hillesden	203*	213	3.3 miles to Buckingham					0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	Very small population and moderately well connected to a large service centre (Buckingham just over 3 miles away) However it has none of the key services and has a dispersed settlement form.	Other Settlement	
Hoggeston	106*	105	3.6 miles to Winslow				67 Aylesbury - Great Horwood	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	Very small population, moderately well connected to a large service centre (Winslow under 4 miles away). No key services. Small cluster of houses	Other Settlement	
Ickford	732*	725	4.7 miles to Thame				110 Aylesbury - Worminghall	2	1	1	1	0	1	0	1 (Combined School)	5	5	0	M	1	0	2	Small population, nearly 5 miles to nearest a large service centre therefore not well connected. Has 5 of the key services, but very limited employment.	Smaller Village	
Ivinghoe	522	904	3.7 miles to Tring				61 Aylesbury - Luton	164 Aylesbury - Leighton Buzzard	50 Ivinghoe - Aylesbury 167 Ivinghoe - Leighton Buzzard 175 Edlesborough - Hemel Hempstead	8	0	1	1	0	1	1 (Combined School)	6	7	0	M	1	0	2	Small population but fairly well connected to a large service centre (Tring less than 4 miles away), hourly or more bus service and adjoins Pitstone where there is a variety of local services. Adjoins and is within the setting of the Chiltern Area of Outstanding Natural Beauty.	Smaller Village
Ivinghoe Aston	217	0	5.5 miles to Dunstable /Tring				162 Blethley / Ivinghoe Aston 175 Edlesborough/Hemel Hempstead	0	0	1	0	0	0	2	0	3	2	0	M	0	0	1	Poorly connected to a large service centre (Dunstable over 5 miles away on minor roads). Limited services but the village adjoins Pitstone which has a few other local services.	Other Settlement	
Kingsey	No data available (population too small for census 2001 data)	150	2.2 miles to Haddenham				113 Oakley - Little Kimble	3	0	0	0	0	0	0	0	0	1	0	0	1	0	1	No defined settlement and has none of the identified key services and facilities, although is fairly well connected to Haddenham.	Other Settlement	
Kingswood	No data available (population too small for census 2001 data)	65	7.7 miles to Bicester				16 Aylesbury - Waddesdon - Steeple Claydon (- Marsh Gibbon)	4	0	1	0	0	0	0	0	1	2	0	0	0	0	0	Very small population, with limited services and facilities. Poorly defined settlement.	Other Settlement	
Leckhampstead	187*	186	4.5 miles to Buckingham					2	0	0	0	0	1	0	0	1	1	0	0	1	0	1	Very small population and poorly connected to a large service centre (4.5 miles to Buckingham). Very limited employment, no school or public transport. Dispersed settlement form.	Other Settlement	
Lillingstone Dayrell	104*	103	3.5 miles to Buckingham					0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	Very small population although moderately connected via the A413 to Buckingham. Has none of the key services.	Other Settlement	

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	Settlement population (* = only parish population available)	Pop by parish	Distance to large service centre	Train station	Bus routes operating at least hourly	Routes operating less frequently 5 or more days a week	Routes operating less than 5 days a week	Number of Employment Units (B-Class uses)	Food Stores (super markets, local stores (bakery, butchers) and garage shops)	Pubs	Post office	GP facility	Village/ community hall (not including school halls)	Recreation ground/playing fields (including football pitches, bowling green, cricket pitches, children's play grounds & skate parks)			Primary Schools - (first schools and junior schools, SP = Special School)	Pharmacy	Library (M for mobile library)	Place of worship			
Lillingstone Lovell	176*	165	5.6 miles to Buckingham					0	0	0	0	0	1	0	0	1	0	0	1	0	1	Very small population and poorly connected to a large service centre (Buckingham nearly 6 miles away). Some employment and a village hall. No other key services. Dispersed settlement form.	Other Settlement
Little Horwood	370*	366	2.7 miles to Winslow				Westcott 153 The Horwoods - Aylesbury 154 Newton Longville Aylesbury	16	1	1	1 (Part time)	0	1	0	0	4	5	0	0	0	0	Very small population but fairly well connected to a large service centre (less than 3 miles to Winslow). Good employment but no primary school and infrequent bus service.	Smaller Village
Long Crendon	2122	2500	2.5 miles to Thame				110 Aylesbury - Worminghall 111 Oakley - Aylesbury	129	1	2	1	1	1	5	1 (Combined School)	12	9	0	1	2	0	Large population and well connected to a large service centre (Thame 2.5 miles away). Very good employment but has an infrequent bus service.	Larger Village
Ludgershall	399*	402	6.8 miles to Bicester				112 - Upper Winchendon/Thame/Aylesbury	9	0	1	0	0	1	3	0	5	3	0	M	1	0	Small population and poorly connected. Nearest a large service centre (Bicester nearly 7 miles away). Limited employment. Defined settlement form.	Smaller Village
Luffield Abbey	104*	103	3.5 miles to Buckingham					0	0	0	0	0	0	0	0	0	1	0	0	0	0	Very small population although moderately connected (Buckingham less than 4 miles away). No key services within the village.	Other Settlement
Maid's Moreton	901	940	1.3 miles to Buckingham		X5 Oxford - Cambridge 32 Buckingham - Newton Longville 60 Maids Moreton - Aylesbury			2	0	1	0	0	1	3	1 (Infant only)	6	6	0	0	1	0	Moderate population size and very well connected to a large service centre (adjoins Buckingham) Also has an hourly or more bus service and six of the key services.	Larger Village
Marsh Gibbon	993*	991	5.6 miles to Bicester	0 (5.8km to Bicester Town/North)			16 Aylesbury - Marsh Gibbon 18 Aylesbury - Bicester	16	1	2	1	0	1	3	1 (Infant only)	9	6	0	M	1	0	Small to moderate population size. Hourly or more bus service. The post office is temporarily closed and the school is only up to year 3. There is a small level of employment and several other services and facilities.	Larger Village
Marsworth	801*	801	2.5 miles to Tring		61 Aylesbury - Luton		164 Aylesbury - Leighton Buzzard	4	0	2	0	0	1	2	1 (Infant only)	6	6	0	M	1	0	Small population but fairly well connected to a large service centre (Tring less than 3 miles away). The school is infants only and very limited employment, although there is an nearby employment at the Old Ministry site.	Smaller Village
Mentmore & Ledburn	371*	370	4.8 miles to Leighton Buzzard				164 Aylesbury - Leighton Buzzard	5	0	2	0	0	1	1	0	4	3	0	0	1	0	Small population that is poorly connected to a large service centre (Leighton Buzzard nearly 5 miles away). Defined settlement form with a village green. Has 4 of the key services.	Smaller Village
Middle Claydon	189*	190	4 miles to Winslow				17 Steeple Claydon - Aylesbury 54C Middle Claydon - Winslow	6	0	0	0	0	0	0	0	0	1	0	0	0	0	Very small population, moderately connected to a large service centre (Winslow 4 miles away). Limited employment and does not have any of the other key services.	Other Settlement
Mursley	596*	602	4.3 miles to Winslow				50 The Horwoods - Milton Keynes	10	0	1	1 (Part time)	0	1	4	1 (Infant only)	8	5	0	0	1	0	Small population, moderately connected to a large service centre (Winslow over 4 miles away).	Smaller Village
Nash	415*	425	7.4 miles to Milton Keynes				54B Nash - Winslow 68 Winslow - Westcott	4	0	0	0	0	1	1	0	2	2	0	M	1	0	Small population and very poorly connected to a large service centre (over 7 miles to Milton Keynes). Very limited employment. Defined settlement form.	Smaller Village
Nether (Lower) Winchendon	179*	188	3.5 miles to Haddenham				112 Waddesdon - Aylesbury	2	0	0	0	0	0	0	0	0	0	0	0	1	0	Very small population, although moderately well connected to a large service centre (Haddenham 3.5miles away). Very limited employment and no key services. Dispersed settlement form.	Other Settlement
Newton Longville	1876*	1851	5.7 miles to Milton Keynes	0 (2.8km to Bletchley station)	1 - Newton Longville - Milton Keynes	50, 51 - Leighton Buzzard & Milton Keynes	154 - Leighton Buzzard	5	1	1	1	1	1	4	1 (Combined)	10	8	0	M	2	0	Large population although poorly connected to a large service centre (nearly 6 miles to Milton Keynes). Very limited employment but has a good level of key services and near to Bletchley train station.	Larger Village

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= key criteria met

Settlement	Settlement Size		Connectivity & Public Transport				Employment	Key services							Total number of key services	Total number of criteria met (out of a total of 11)	Non-key services				Total number of non-key services	Qualitative Assessment	Settlement Hierarchy Outcome
	Settlement population (* = only parish population available)	Pop by parish	Distance to large service centre	Train station	Bus routes operating at least hourly	Routes operating less frequently 5 or more days a week	Routes operating less than 5 days a week	Number of Employment Units (B-Class uses)	Food Stores (super markets, local stores (bakery, butchers) and garage shops)	Pubs	Post office	GP facility	Village/ community hall (not including school halls)	Recreation ground/playing fields (including football pitches, bowling green, cricket pitches, children's play grounds & skate parks)			Primary Schools - (first schools and junior schools, SP = Special School)	Pharmacy	Library (M for mobile library)	Place of worship			
North Marston	740	693	3.5 miles to Winslow		60 Maids Moreton - Aylesbury		3	0	1	0	0	1	4	1 (Combined)	7	6	0	0	1	0	1	Moderate population size, fairly well connected to a large service centre (Winslow 3.5 miles away). Very limited employment but hourly or more bus service.	Smaller Village
Northall	395	0	4 miles to Leighton Buzzard			162 Bletchley / Ivinghoe Aston 175 Edlesborough/Hemel Hempstead	0	0	1	0	0	0	0	0	1	2	0	0	0	0	0	Small population but fairly well connected to a large service centre (Leighton Buzzard 4 miles away). Only has one key services.	Smaller Village
Oakley	1048	1059	6.8 miles to Thame			111 Oakley - Aylesbury	12	0	1	0	0	1	3	1 (Combined)	6	4	0	M	1	0	2	Fairly large population size but very poorly connected to a large service centre (Thame nearly 7 miles away). Some employment but an infrequent bus service. Also within a highly sensitive landscape (90%-100% of Aylesbury Vales most sensitive landscapes).	Smaller Village
Oving	477*	440	6.3 miles to Aylesbury		60 Maids Moreton - Aylesbury		2	0	1	0	0	0	4	0	5	3	0	0	0	0	0	Small population and poorly connected to a large service centre (Aylesbury over 6 miles away). Also within a highly sensitive landscape (90%-100% of Aylesbury Vales most sensitive landscapes).	Smaller Village
Padbury	808	789	2.8 miles to Buckingham		60 Maids Moreton - Aylesbury	18 Buckingham - Bicester	2	0	2	0	0	1	3	1 (Infant only)	7	6	0	M	1	0	2	Moderate population size fairly well connect to a large service centre (Buckingham less than 3 miles away). Very limited employment but has an hourly or more bus service.	Larger Village
Pitstone	1999	2343	3.6 miles to Tring	0 (3.5km to Tring station)	61 Aylesbury - Luton	164 Aylesbury - Leighton Buzzard	42	1	0	0	2	1	5	0 (1 in Ivinghoe)	9	7	0	M	1 (open for part of the year)	0	2	Large population and moderately well connected to a large service centre (under 4 miles to Tring). Good employment. Primary school located in adjoining settlement of Ivinghoe.	Larger Village
Poundon	126*	121	5.4 miles to Bicester				5	0	1	0	0	0	0	0	1	1	0	M	0	0	1	Very small population and poorly connected to a large service centre (over 5 miles to Bicester on minor roads). Has none of the identified key services.	Other Settlement
Preston Bissett	265	257	4.2 miles to Buckingham			133 Water Stratford - Buckingham	0	0	0	0	0	1	4	0	5	2	0	M	0	0	1	Very small population size, moderately connected to a large service centre (over 4 miles to Buckingham). Near to Three Bridge Mill employment site where there are approximately 20 employment units.	Smaller Village
Quainton	890	1247	6.8 miles to Aylesbury		16 Aylesbury - Bicester	17 Aylesbury - Steeple Claydon	15	2	2	1 (Part Time)	0	1	4	1 (Combined)	11	7	0	M	1	0	2	Moderate population size. Hourly or more bus service and well connected to the A41 which connects Aylesbury and Bicester. Also within 5 miles to Aylesbury Parkway train station servicing London.	Larger Village
Quarrendon (Excluding Berryfields development)	No data available (population too small for census 2001 data)	65	4.6 miles to Aylesbury		3 Aylesbury - Quarrendon - Meadowcroft		0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	Berryfields will take the population to 2000+ people but included as Aylesbury urban area. Remaining rural area has none of the key criteria.	Other Settlement
Radclyffe	231	236	1.9 miles to Buckingham		131, 132 - 9 buses daily		0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	Very small population but near to a large service centre (Buckingham less than 1 mile). Dispersed settlement form and none of the key services.	Other Settlement
Rowsham	156	0	3.8 miles to Aylesbury		100, 150 Aylesbury - Milton Keynes	165 Leighton Buzzard - Stoke Mandeville	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	Very limited number of services and facilities although relatively near to Aylesbury (under 4 miles) and has an hourly or more bus service but none of the key services.	Other Settlement
Shabbington	489	492	3.1 miles to Thame			110 Aylesbury - Worminghall	0	0	1	0	0	1	1	0	3	4	0	0	0	0	0	Small population and fairly well connected to a large service centre (Thame just over 3 miles away). No employment and infrequent bus service.	Smaller Village
Shalstone	118*	118	3.7 miles to Brackley			131, 132 Buckingham - Brackley	1	0	0	0	0	1	0	0	1	2	0	0	1	0	1	Very small population, moderately well connected to a large service centre (Brackley just under 4 miles away). Very limited employment. Has a village hall but no other key services. Dispersed small clusters of development.	Other Settlement

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= key criteria met

Settlement	Settlement Size		Connectivity & Public Transport				Employment	Key services								Total number of key services	Total number of criteria met (out of a total of 11)	Non-key services				Total number of non-key services	Qualitative Assessment	Settlement Hierarchy Outcome
	Settlement population (* = only parish population available)	Pop by parish	Distance to large service centre	Train station	Bus routes operating at least hourly	Routes operating less frequently 5 or more days a week	Routes operating less than 5 days a week	Number of Employment Units (B-Class uses)	Food Stores (super markets, local stores (bakery, butchers) and garage shops)	Pubs	Post office	GP facility	Village/ community hall (not including school halls)	Recreation ground/playing fields (including football pitches, bowling green, cricket pitches, children's play grounds & skate parks)	Primary Schools - (first schools and junior schools, SP = Special School)			Pharmacy	Library (M for mobile library)	Place of worship	Secondary school (SP = Special School)			
Single Borough	369	0	2.9 miles to Winslow				68 Winslow / Westcott	0	0	0	0	0	0	0	0	1	0	M	0	0	1	Small population but fairly well connected to a large service centre (Winslow just under 3 miles away)	Other Settlement	
Slapton	561*	590	3.5 miles to Leighton Buzzard		162 Dagnall - Leighton Buzzard	164 Aylesbury - Leighton Buzzard	175 Edlesborough - Hemel Hempstead	4	0	2	0	0	1	2	0	5	5	0	0	1	0	1	Small population and fairly well connected to a large service centre (Leighton Buzzard 3.5 miles away). Very limited employment although has an hourly or more bus service.	Smaller Village
Soulbury	708*	719	3.3 miles to Leighton Buzzard		100 Aylesbury - Milton Keynes		154 - Aylesbury, 162 Bletchley / Ivinghoes Aston	5	0	1	0	0	1	2	0	4	5	0	M	1	0	2	Small population but near to employment site and Stoke Hammond bypass connecting to Milton Keynes. Also Soulbury is relatively near to Leighton Buzzard train station (2.5 miles away).	Larger Village
Steeple Claydon	1,971	2375	5.8 miles to Buckingham			18 Buckingham - Bicester	17 Aylesbury - Steeple Claydon	4	2	3	1	1	1	3	1 (Combined)	12	7	0	1 & M	1	0	3	Large population, very limited employment and an infrequent bus services and no train station. Has all of the key services.	Larger Village
Stewley	1760	1731	5.6 miles to Leighton Buzzard				153 Get Horwood - Aylesbury 154 Aylesbury - Leighton Buzzard 162 Stewley - Leighton Buzzard	16	1	2	0	0	1	4	1 (Combined)	9	5	0	M	1	0	2	Large population but poorly connected to a large service centre (Leighton Buzzard nearly 6 miles away). Some employment but infrequent bus service. Has 5 of the key services.	Larger Village
Stoke Hammond	866	849	4.8 miles to Leighton Buzzard		70 Milton Keynes - Luton		162 Stewley - Milton Keynes	18	1	1	1	0	1	2	0	6	6	0	M	1	0	2	Moderate population size. Relatively well connected with a dual carriageway to Milton Keynes and the A5. Also good access to a large service centre and Bletchley train station (just over 3 miles). Some employment and an hourly or more bus service.	Larger Village
Stoke Mandeville	1959	6009	2.5 miles to Aylesbury	Stoke Mandeville (Chiltern)	300 Aylesbury - High Wycombe	T1 Aylesbury - Chesham	112 Aylesbury - Haddenham	38	1	3	1	0	1	3	1 (Combined)	10	10	0	M	2	0	3	Large population with very good public transport with an hourly or more bus service and a train station connecting to London Marylebone. Also good employment and a hospital with an international spinal injury centre.	Larger Village
Stone	1926	2473	2.9 miles to Aylesbury		280 - Aylesbury to Oxford	110, 111, 200 - Thame to Aylesbury	112 - Upper Winchendon/Thame/Aylesbury	18	1	1	1	0	1	1	1 (Combined)	6	8	0	0	2	0	2	Large population and fairly well connected to a large service centre (Aylesbury less than 3 miles away). Some employment with an hourly or more bus service. Has 6 of the key services.	Larger Village
Stowe & Dadford	853*	854	3.4 miles to Buckingham					0	0	0	0	0	1	3	1 (Private)	5	3	0	M	1	1 (Private)	2	Limited services and facilities with dispersed settlement form. Also within a highly sensitive landscape (90%-100% landscape sensitivity).	Other Settlement
Swanbourne	460*	466	2.4 miles to Winslow				54A - Winslow - Little Horwood 67 - Great Horwood - Aylesbury 68 Winslow - Westcott	0	1	1	1	0	1	3	1 (Junior School)	8	7	0	M	1	0	2	Small population, fairly well connected to a large service centre (Winslow under 3 miles). Has no employment and an infrequent bus service. Has all of the key services except at GP.	Smaller Village
Thornborough	557*	562	3.5 miles to Buckingham		32 Buckingham - Milton Keynes	151 Akeley - Thornborough		1	1	1	1 (Part time)	0	1	2	1 (Infant School)	6	8	0	M	1	0	2	Small population, relatively near to a large service centre, limited employment. 7 of the key services.	Smaller Village
Thornton	190	160	4.6 miles to Buckingham					7	0	0	0	0	0	0	0	0	0	0	0	1	1 (Private)	1	Very small population (under 4 miles to Buckingham) and has none of the key criteria.	Other Settlement
Tingewick	1094	1079	2.8 miles to Buckingham			132 Buckingham - Brackley		7	1	2	1	0	1	3	1 (Combined)	9	7	0	0	1	0	1	Large population size and fairly well connected to a large service centre (Buckingham less than 3 miles away). Hourly or more bus service. And 9 of the key services.	Larger Village
Turweston	220	206	1.5 miles to Brackley			131, 132 Brackley - Buckingham		12	0	1	0	0	1	3	0	5	4	0	0	0	0	0	Very small population but near to a large service centre (Brackley less than 2 miles away). Defined settlement form. Has 5 of the key services.	Smaller Village
Twyford	568	542	6.7 miles to Buckingham			16 Aylesbury - Bicester		1	0	0	1 (Part time)	0	2	2	1 (Infant School)	6	4	0	M	0	0	1	Small to moderate population size but very poorly connected to a large service centre (Buckingham nearly 7 miles away). Very limited employment and infrequent bus service.	Smaller Village

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= key criteria met

Settlement	Settlement Size		Connectivity & Public Transport				Employment	Key services							Total number of key services	Total number of criteria met (out of a total of 11)	Non-key services				Total number of non-key services	Qualitative Assessment	Settlement Hierarchy Outcome		
	Settlement population (* = only parish population available)	Pop by parish	Distance to large service centre	Train station	Bus routes operating at least hourly	Routes operating less frequently 5 or more days a week	Routes operating less than 5 days a week	Number of Employment Units (B-Class uses)	Food Stores (super markets, local stores (bakery, butchers) and garage shops)	Pubs	Post office	GP facility	Village/ community hall (not including school halls)	Recreation ground/playing fields (including football pitches, bowling green, cricket pitches, children's play grounds & skate parks)			Primary Schools - (first schools and junior schools, SP = Special School)	Pharmacy	Library (M for mobile library)	Place of worship				Secondary school (SP = Special School)	
Upper Winchendon	110	119	6.5 miles to Aylesbury				112 - Upper Winchendon/Thame/Aylesbury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No defined settlement form and has none of the identified key criteria.	Other Settlement
Upton	No data available (population too small for census 2001 data)	0	4.25 miles to Aylesbury					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Small population and has none of the identified key criteria, defined settlement form.	Other Settlement
Waddesdon	1266	2000	6.5 miles to Aylesbury		16 Aylesbury - Bicester		17 Aylesbury - Steeple Claydon 112 - Upper Winchendon/Thame/Aylesbury	26	1	3	1	1	5	1 (Combined)	13	9	0	M	1	1	3	3	Large population size, but poorly connected to a large service centre (over 6 miles to Aylesbury although connected by the A41). Good employment and hourly or more bus service but no train station. Meets all the other key services. Settlement adjoins a large area of Historic Parks and Gardens next to Waddesdon Manor.	Larger Village	
Water Stratford	128*	130	5.3 miles to Brackley				133 - Buckingham	3	0	0	0	1	0	0	1	1	0	0	1	0	1	1	Very small population and poorly connected to a large service centre (Brackley over 5 miles away). Very limited employment. Village hall but no other key services.	Other Settlement	
Weedon	397	388	3.3 miles to Aylesbury		60 Maids Moreton - Aylesbury		60 Aylesbury - Buckingham 153 Aylesbury - Great Horwood 154 Aylesbury - Stewkley	3	0	1	0	1	0	0	2	4	0	M	0	0	1	1	Small population size but fairly well connected to a large service centre (Aylesbury just over 3 miles away). Very limited employment but an infrequent bus service and has 2 of the key services.	Smaller Village	
Wendover	7237	7619	Wendover is a large service centre	Wendover (Chiltern)	50 Aylesbury - Halton	T1 Aylesbury, Wendover, Chesham		73	3	8	1	1	7	1 (Infant) + 1 Junior	23	11	1	1	4	1 + (1 SP)	8	8	Very large population and meets all of key criteria. Constrained by areas of Metropolitan Green belt and areas of Outstanding Natural Beauty.	Strategic Settlement	
Westbury	304*	312	2.4 miles to Brackley				131, 132 Buckingham - Brackley	7	0	0	0	1	2	0	3	3	0	M	1	0	2	2	Very small population but fairly well connection to a large service centre (less than 3 miles to Brackley), limited employment and 2 of the key services.	Smaller Village	
Westcott	423	414	8.2 miles to Aylesbury				16 - Aylesbury - Bicester (1 Per Day)	7	0	0	0	1	2	1 (Infant School)	4	3	0	M	1	0	2	2	Small population and very poorly connected to a large service centre (Aylesbury over 8 miles away). Very good employment nearby at Westcott Venture Park, which is a strategic employment site.	Smaller Village	
Weston Turville	1930	2802	2.5 miles to Wendover				164 Aylesbury - Leighton Buzzard	11	1	3	0	1	4	1 (Combined)	10	6	0	M	2	0	3	3	Large population and well connected to a large service centre (Wendover 2.5 miles away). Some employment and infrequent bus service. Has 4 of the key services.	Larger Village	
Whaddon	424	429	5.3 miles to Milton Keynes				68 Winslow - Whaddon	1	0	1	1 (Part time)	1	1	1 (Infant School)	5	5	0	0	1	0	1	1	Small population and poorly connected to a large service centre (Milton Keynes over 5 miles away).	Smaller Village	
Whitchurch	859	857	4.9 miles to Aylesbury		60 Maids Moreton - Aylesbury		67 Winslow - Aylesbury	22	1	1	1	1	1	1 (Combined)	7	9	0	M	2	0	3	3	Moderate population size and poorly connected to a large service centre (Aylesbury nearly 5 miles away). Some employment and has an hourly or more bus service. Also within a highly sensitive landscape (90%-100% landscape sensitivity).	Larger Village	
Wing	2169	2897	3.8 miles to Leighton Buzzard	0 (2.8km to Leighton Buzzard station)	100, 150 Aylesbury, Leighton Buzzard, Milton Keynes	165 - Aylesbury - Leighton Buzzard		37	1	2	1	2	4	1 (Combined)	12	10	1	1	1	1	4	4	Large population and moderately well connected to a large service centre (under 4 miles to Leighton Buzzard). Good access to employment.	Larger Village	
Wingrave	1426	1578	5.9 miles to Aylesbury / Leighton Buzzard		100, 150 Aylesbury, Leighton Buzzard, Milton Keynes	165 - Aylesbury - Leighton Buzzard		27	1	1	1	1 mobile part time service	3	1 (Combined)	9	9	0	M	2	0	3	3	Fairly large population but poorly connected to a large service centre (nearly 6 miles to Aylesbury or Leighton Buzzard). Meets all of the key services.	Larger Village	
Winslow	3818	4519	Winslow is a large service centre		60 - Aylesbury - Buckingham	50 - Milton Keynes 51 - Bletchley		42	4	4	1	1	5 (new playground to be built at Verney Road development)	1 (Combined) +1 (SP)	17	10	1	1	3	0	5	5	Very large population and meets all of the key services and facilities criteria with the exception a train station. However there is plans to reopen the railway line between Bicester and Milton Keynes (East-West Rail).	Strategic Settlement	
Woodham	109	52	8.1 miles to Bicester				16 - Aylesbury - Bicester	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Poorly defined settlement and has none of the identified key services.	Other Settlement	

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= key criteria met

Settlement	Settlement Size		Connectivity & Public Transport				Employment	Key services							Total number of key services	Total number of criteria met (out of a total of 11)	Non-key services				Total number of non-key services	Qualitative Assessment	Settlement Hierarchy Outcome
	Settlement population (* = only parish population available)	Pop by parish	Distance to large service centre	Train station	Bus routes operating at least hourly	Routes operating less frequently 5 or more days a week	Routes operating less than 5 days a week	Number of Employment Units (B-Class uses)	Food Stores (super markets, local stores (bakery, butchers) and garage shops)	Pubs	Post office	GP facility	Village/ community hall (not including school halls)	Recreation ground/playing fields (including football pitches, bowling green, cricket pitches, children's play grounds & skate parks)			Primary Schools - (first schools and junior schools, SP = Special School)	Pharmacy	Library (M for mobile library)	Place of worship			
Worminghall	528*	555	5 miles to Thame			110 - Aylesbury	0	0	1	0	0	1	0	0	2	2	0	M	1	0	2	small population and poorly connected to a large service centre (Thame 5 miles away) and poor public transport. No employment.	Smaller Village
Wotton Underwood	157	147	8.2 miles to Thame				0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	No defined settlement and has none of the identified key services. Also within a highly sensitive landscape (90%-100% landscape sensitivity).	Other Settlement

Appendix B

1.0 The Commission for Rural Communities 'State of the Countryside' report sets out the key services which it perceives as being important to the sustainability of English rural communities. The key findings of the 2010 report include:

- Between 2001 and 2008 the population of rural areas rose faster than urban areas
- Rural areas have a larger percentage of retired people
- In rural areas the cheapest housing is six times the annual income of the lowest income households, compared with five times in urban areas
- One in four households in sparse rural areas are in income poverty before housing costs have been taken in account
- 87 percent of people living in the most rural areas are satisfied with where they live compared with 76 percent of people in the most urban areas.

1.1 DEFRA's 'Rural Services Review: Reviewing Standards 2006' provides an audit of 11 key services in rural areas, giving people who live there an idea of what sort of access to services they can expect. These services cover education, health and social care, broadband, postal services and emergency services.

1.2 The Taylor Review of Rural Economy and Affordable Housing (DCLG, 2008) is a national review of access to affordable homes and jobs in the countryside. The report notes that the planning system has a crucial role to play in delivering jobs, opportunity and enhancing the quality of life of the countryside whilst protecting and enhancing the natural and historic environment. The Review concludes that the countryside is under pressure from large scale migration into rural areas, higher than national average house prices, lower than national average wages, edge or out of centre developments and the loss of community services and facilities.

1.3 More locally the Buckinghamshire & Milton Keynes Rural Strategy 2008-2012, produced by the Buckinghamshire Rural Affairs Group, provides an overview of the state of rural affairs in the county, based on an evidence base, identifying the most pertinent issues for future action. The priority themes of the Action Plan 2008-2012 are Access to Services and Facilities, Transport, Rural Housing, Countryside and Environment, Economy, Enterprise and Community Self-Confidence. Each theme has suggested actions, delivery agency, funding and measurement of progress.