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Front cover photo source: Grendon Underwood Council, (2008)
1. Introduction

Purpose of the document

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

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

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

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

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

What the Fact Pack includes

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

- Location and setting within the district (relationship to other settlements)
- Story of place (how the parish has developed from its origins to the present day)
- Issues facing the parish (e.g. infrastructure and local services deficits)
- Social demographics (population, age profile, social groups, levels of deprivation and crime levels)
• Economic profile (allocated employment sites, change of use to employment looking back 5 years, sectors of employment, levels of economic activity, distances travelled to work and broadband speeds)
• Local service provision (retail, healthcare, leisure, public open space, tourism, and education)
• Housing profile (dwelling types, tenure, occupancy, past completions and commitments, average house prices, housing needs waiting list and gypsy and traveller sites)
• Transport infrastructure (road network, cars per household, public transport provision)
• Environmental constraints (maps to identify agricultural land quality, landscape sensitivities, biodiversity constraints, flooding and historic constraints)

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

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

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

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

Availability of data

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

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

Grendon Underwood lies nine miles north west of Aylesbury and seven and a half miles east of Bicester. The Village is less than a mile north of the A41 strategic road, with a part of the settlement forming a nucleated row extending east to west, with the far westerly point ending at St Leonards Church and the Old Rectory, stretching for approximately one mile. Parts of this area has Conservation Area status. Towards the north of the village there is a pocket of housing development situated on the south side, centred around Grendon HM Young Offenders Institution and Springhill Prison.

Grendon Underwood sits within the ‘Kingswood Wooded Famland’ (Landscape Character Assessment 2008 classification LCA 7.4) where there are gently slopes with some small hills. It is predominately pastoral with large areas of ancient woodland. Hedgerows are generally mature with many fine oak trees. Adjacent to Grendon Underwood are areas of ridge and furrow farmland and towards the south of the village there is a line of small hills. Views are generally across open farm land.
Facts and figures have been identified relating to three different geographical boundaries depending on the source of the information. In general all Census data is provided at parish level, AVDC Local Area Profile data relates to Super Output Areas (SOA) and Hometrack Housing Intelligence System data relates to the ward level. Please note the 2011 Census will take two years to publish, as such this data will not be available until 2013.

In the case of Grendon Underwood the parish, ward and Super Output Area form three different boundaries.
3. Story of Place

Origins of the settlement

The earliest records of Grendon Underwood village date back to the time of Doomsday survey in 1086 when the village was known as Grennedone, which had a manor called Grendone Manor owned by Henry de Feireres.

During the 13th century the church of St. Leonard was built in 1223 at the west end of the village. St Leonard’s church has an ancient structure composed on a nave channel and west tower. Towards the northeast in the grounds of the churchyard, Rectory House is located. The village has developed from east to west, terminating at St Leonards church. Early dwellings were composed of mud walls, roofed with thatch, which were equally built on either side of the road.

During the 16th century a large farm building was built in the centre of the village, near to an ancient three-storey house, principally made of timber constructed with red brick, which was formerly known as the Ship Inn public house. This is now a bed and breakfast premises, known as Shakespeare House. It is thought that during the 17th century this public house was used by Shakespeare as a half way point on his journey between Stratford – Upon –Avon and London. In 1851 a Baptist Chapel was also built, approximately 2 miles from St Leonards Church near the A41 crossroads.

Today, there remain a number of picturesque thatched cottages in the village, built chiefly of timber with brick in-fillings; they date from the early part of the 17th century.

Post 1945 development to 2000

Post 1945 development has kept a linear form along Grendon Road, with houses equally dispersed on either side of the road. Development has mainly consisted on infilling, particularly towards the west of the village.

In 1962, HM Prison Grendon opened in the parish, initially as a psychiatric prison for prisoners with antisocial personality disorder. However the establishment has slowly evolved into a mainstream prison. It is currently the only therapeutic prison for treatment of serious sex offenders and violent offenders.

The largest post-war housing development to take place was the construction of seventeen dwellings at Rumplons Paddocks, opposite St Leonards church during the 1970s.
Development within the last ten years

During the last five years development has been mainly limited with one or two dwellings infilling along Main Street. The largest single development has been the erection of five dwellings behind the Old Bakery, adjacent to The Manor.

Current Planning Consent

As of March 2010 there are 13 dwellings within the parish which have planning permission but have not yet been built (Please note 2011 monitoring information for completions and commitments is not available until May 2011).
4. Fact File

Social Demographics

- The 2001 Census data shows Grendon Underwood had a population of 1,541, with a split between 64% males and 36% females.

- The larger percentage of males, reflects the male only prison located within Grendon Underwood Parish.

- The majority of the population are aged between 25 -44 years old.

- The most recent data from the Office for National Statistics for the Super Output Area for 7673 and 7674 estimates the population at mid-2009 to be 3,116. Please note this includes the settlements of Lugershall, Edgcott, Woodham, Wotton Underwood and Westcott.

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[Bar chart showing age profile]


Grendon Underwood is in line with the district average for the number of young people between the ages of 13-19. However there is a below average proportion of elderly people (AVDC Local Area Profiles, 2006).

Population Change since 1951

- Overall the population has increased by 1,051 between 1951 and 2001 people. The largest increase was between 1961 and 1971 with an increase of 737 people, however between 1971 and 1981 there was a decrease of 377 people. A decrease in population is unusual in comparison to other parishes within the district.

- There are 438 dwellings in Grendon Underwood (AVDC, March 2010).
Social Groups

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

http://www.buckscouncil.gov.uk/bcc/research/bucks_acorn.page
The ‘Well-off Managers’ is the largest group accounting for a third of the population, followed by the ‘Secure Families,’ which is the highest percentage across Aylesbury Vale. The ‘Secure Families’ are mainly made up of ‘Working families with mortgages’ (30.6%) but also has smaller proportions of people living in ‘Middle income home owning areas’ (2.1%) and areas with higher proportions of ‘Mature families in suburban semis’ (1.7%).

A quarter of the population live in areas classified by the ‘Flourishing Families’. This can be further described by ‘Well-off managers living in detached houses’ (20.1%) and ‘Larger families living in prosperous suburbs’ (4.3%).

(Source: Bucks Strategic Partnership, 2010)
Deprivation

The Indices of Multiple Deprivation (IMD) provides an analysis of the levels of deprivation according to seven key indicators; income, employment, health, education, housing, crime and living environment (Online National Statistics, 2007). This is identified by Super Output Areas (SOA) for each parish. Grendon Underwood falls within two SOAs 7674 and 7673 (see map on page 4 for location).

“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.”

http://neighbourhood.statistics.gov.uk/dissemination/LeadHome.do;jessionid=ac1f930c30d5db879cdfe6f4ec0b3ddebac2a8426b?m=0&s=1286534584186&enc=1&nsjs=true&nsck=true&nssvg=false&nswid=1249

The below table reveals both Super Output Areas show a similar trend. For SOA 7673 and 7674 the least deprivation is for income, employment, health and crime deprivation. The greatest deprivation is for barriers to housing and services, this is due to the rural location. SOA 7673 in particular has a very high barrier to services and housing measuring almost all away along the scale bar.
<table>
<thead>
<tr>
<th>Super Output Area 7674</th>
<th>Super Output Area 7673</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Overall Deprivation</strong>: Measures the following seven key indicators nationally</td>
<td></td>
</tr>
</tbody>
</table>

1) **Income Deprivation** - Measures unemployment, incapacity benefits and disability allowance

2) **Employment Deprivation** - Measures access to jobs

3) **Health Deprivation** - Measures population’s health

4) **Education Deprivation** - Measures skill levels and access to education

5) **Barrier to Housing and Services** - Measures access to affordable housing and services

6) **Crime** - Measures levels of burglary, theft, criminal damage and violence

7) **Living Environment Deprivation** - Measures both indoor and outdoor

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

Employment change for completed development since 2005

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

![Grendon Underwood Employment net floorspace](image)

Source: AVDC, 2010

- During the last four years there has been no loss or gain in completed floorspace. However during 2005 2,602 m² of floorspace was completed at Lawn Farm along Main Street for the erection of two industrial units.

- There is currently 1885 m² of floorspace which has been granted permission but not yet implemented.
Sectors of Employment

Grendon Underwood parish has three main types of employment. The most common is in Wholesale/ Retail (17-18%), followed by Real Estate/ Renting Business (14-16%) and Manufacturing (11%).

The most common level of employment is managerial and professional accounting for 28% of the population (Census, 2001).

Economic Activity

• The economically active account for 58% of the population, this is relatively low in comparison to other parts of the district.

• A large percentage of the population, accounting for 40% of the parish are economically inactive, for example this includes children, students, disabled and the elderly. This is likely to be due to the prison population.

• A further 2% of the population are unemployed (Census, 2001).

**Mode Travelled to Work**

![Mode of travel to work chart]

Source: 2001 Census, [www.ons.gov.uk](http://www.ons.gov.uk), © Crown copyright

• The most common mode travelled to work is by motorcycle car or van.
• 5% of people travel to work by public transport, which is comparable to other parts of the district.
• A further 26% travel by other means of transport.

**Distanced Travelled to Work**

The 2001 census recorded the average distance travelled to work to be 20.2 km for the parish. This is similar to the 2006 Local Area Profile identifies the most common distance for people to travel to their place of work is between 10-20km, reflecting on the distance to Aylesbury, Oxford and Bicester. This accounts for 26% of the population.
Commuting from Aylesbury Vale Wards

The pie chart shows that the most common area travel to is Aylesbury Rural Area, accounting for just over a third of the commuters. Approximately a quarter of the population travel to the M40 area. A small percentage of commuters travel to Aylesbury Town and elsewhere. Only very few people travel to London, the M1 and M25 corridors.
Employment Sites

- There is one main employment site at Grendon, Lawn Farm Business Centre, which consists of seventeen units, all of which have a range of users.

- In addition there is Crossways Business Park, located at the junction of Grendon Road and the A41, consisting of two business units, 450 m² (formerly crossways garage).

- Grendon Underwood is also near to a strategic employment area, Westcott Venture Business Park (approximately 2.5 miles away). This is a large employment site covering 198 hectares.
Broadband speeds

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

Using www.broadbandspeedchecker.co.uk it would appear that the village has fair coverage and speeds obtainable appear to be in the range of 0.32 to 6.37 Mbps.

Shops and Services

There are a limited number of shops and services in Grendon Underwood. The main facilities are a village store and post office (Londis), a public house (The Swan), a village hall, a combined school and two churches.

Health Care

- There are no health care facilities directly in the parish, although the village hall provides a doctors surgery for two afternoons for a few hours each week. The nearest doctors surgery is at Waddesdon (approximately five miles away), although there is no chemist. The nearest chemist and other facilities are located in Bicester (approximately 7.5 miles away).

- The nearest hospital is Bicester Community Hospital

- According to the 2001 Census, 74% of people are in good health, with 12% of people have a limiting long-term illness (Census, 2001).

Leisure Facilities

- Village Hall
- Recreation ground - 4 football pitches and 2 cricket pitches
- Childrens playground (swings, slide and roundabout)
**Access to Green Space**

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

<table>
<thead>
<tr>
<th>Green Space</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>St Leonards Churchyard, Broadway</td>
<td>$3412m^2$</td>
</tr>
<tr>
<td>Amenity Space, Main Street</td>
<td>$449m^2$</td>
</tr>
<tr>
<td>Amenity Space, Millers Close</td>
<td>$837m^2$</td>
</tr>
<tr>
<td>Playing Fields, Main Street</td>
<td>$20440m^2$</td>
</tr>
<tr>
<td>Open Space, Darleys Close</td>
<td>$940m^2$</td>
</tr>
</tbody>
</table>

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 emphasises the importance of accessible green space to local communities.

<table>
<thead>
<tr>
<th>ANGST Standard</th>
<th>Sufficient Existing Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2ha-20ha green spaces located within 300m of dwellings</td>
<td><strong>No.</strong> There are no sites to the east end of the village.</td>
</tr>
<tr>
<td>20ha-100ha green spaces located within 2km of dwellings</td>
<td><strong>No.</strong> A new site within Grendon Underwood, Quainton, Marsh Gibbon or Steeple Claydon Ward is required for this standard to be met.</td>
</tr>
<tr>
<td>100ha-500ha green spaces located within 5km of dwellings</td>
<td><strong>No.</strong> A new site within Grendon Underwood, Quainton, Marsh Gibbon or Steeple Claydon Ward is required for this standard to be met.</td>
</tr>
<tr>
<td>500ha+ green spaces located within 10km of dwellings</td>
<td><strong>No.</strong> A new site is needed within the district.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Playing Pitch/Allotments</th>
<th>Standard</th>
<th>Sufficient Existing Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEAPs (Locally Equipped Area of Play) / NEAPs (Neighbourhood Equipped Area of Play)</td>
<td>3 LEAPs and 1 NEAP</td>
<td><strong>No.</strong> For existing urban development 2 LEAP’s are required, 1 at the east end of the village and 1 centrally located in the village. No Neighbourhood Equipped Area of Play</td>
</tr>
</tbody>
</table>
(NEAP) within the village. Teenage provision could be located at the Playing Fields.

| Allotments | 9 plots per 1000 population | No. |

**Tourism**

AVDC monitor a number of tourism attraction within the district. There are no tourism attractions monitored in Grendon Underwood.

Tourism attractions in the vicinity of Grendon Underwood include:

- Boarstall Duck Decoy & Nature Reserve, - attracted 1,200 visitors in 2009/10;
- Boarstall Tower - attracted 1,000 visitors in 2009/10;
- Waddesdon Manor - attracted 400,000 in 2009/10; and

**Crime**

The below graph is based on data on burglaries, theft, criminal damage, and violence from 2002 and 2003. The columns show a ranking of Grendon Underwood’s two Super Output Area’s (SOA) against all other SOA’s 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 in the country.

In terms of crime deprivation, the graph overleaf shows Grendon Underwood has low levels of deprivation, falling within the top quartile nationally (AVDC Local Area Profile).
There is one nursery in Grendon Underwood ‘Grendon Nursery’ located at Grendon Underwood combined school. This nursery may care for no more than 24 children in the early years age group; of these, none may be under 2 years at any one time (Early Years Register).

**Primary Schools**

Grendon underwood falls within the Winslow and Waddesdon primary planning area where there are 18 primary schools.

These schools provide a total capacity of 2,947, of which currently in 2009/10 2,435 pupils were attending, leaving a surplus supply of 17% (5,12 pupils).

Within Grendon Underwood there is Grendon Underwood Combined school. This school currently has a capacity for 270 pupils. In 2009/10 231 pupils attended the school leaving a surplus capacity of 14% (39 pupils).
Secondary Education

The nearest provision is the secondary school is at Waddesdon and in Aylesbury. Grendon Underwood also has a connection with the secondary school at Bicester.

- Waddesdon Church of England School: 960 place capacity. In 2009/2010 there were 970 pupils (thus no spare capacity/ 1% oversupply);

- Aylesbury Grammar Schools: Total 4941 capacity. In 2009/10 there were 4848 pupils (thus 93 places/2% capacity);

- Aylesbury Vale Upper Schools: Total 7556 capacity. In 2009/10 there were 7114 pupils (thus 442 places/6% capacity).

Education Trends and Statistics

- At Key Stage 2, 90% of pupils in Grendon Underwood Ward achieve Level 4 or above in English, compared to a regional figure of 81.3%. In Science, 94% achieve Level 4 or above compared to a regional figure of 87.6% and in Maths, 84% achieve Level 4 or above compared to a regional figure of 78% (Department for Children, Schools and Families, 2009)

- Key Stage 2 is ages 7-11 (Junior School) within the Primary Curriculum. Level 4 is one of the higher standards of achievement for teaching effectiveness. More information on the stages and the curriculum is available at http://www.education.gov.uk/schools/teachingandlearning/curriculum/primary
At GCSE level, 82% of school pupils in Grendon Underwood Ward achieved 5 or more GCSEs graded A to C, compared to a regional average of 65% (Department for Children, Schools and Families, 2009).

**Housing stock profile**

- The most common dwelling type is semi-detached and terraced dwelling types, accounting for 53%, followed by detached houses accounting for 41%.
- The average household size is 2.8 persons, which is just above the district average of 2.5. The average number of rooms per household of 6.4, this is also above the district average of 5.8.

**Household Tenure**

- Households with owner-occupied tenure: 90%
- Households with tenure rented from Council (local authority) or Housing Association / Registered Social Landlord: 5%
- Households with tenure rented from private landlord or letting agency or other tenure: 5%
• The most common tenure is owner-occupied. This can be further divided into 54% of homes in Grendon Underwood being owned through a mortgage.
• 5% are rented from private landlords or letting agencies.
• Another 5% are rented from Registered Social Landlords (AVDC Local Area Profile, 2006).

### Household Occupancy

![Household Occupancy Chart](chart.png)

Source: 2001 Census, [www.ons.gov.uk](http://www.ons.gov.uk), © Crown copyright

• Grendon Underwood has 4% of vacant household space, which is quite high in comparison to other parts of the district. There is less than 1% holiday accommodation in Grendon Underwood parish.

• For clarification a ‘vacant’ household space is an unoccupied space which is not a household’s usual residence and is not a second residence or holiday accommodation.

### Market data on completions and sales

<table>
<thead>
<tr>
<th>Year ending 31st March:</th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Dwelling Completions</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Affordable Housing</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Rural Exception Schemes</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>As at 31st March:</th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commitments</td>
<td>10</td>
<td>11</td>
<td>10</td>
<td>9</td>
<td>12</td>
<td>13</td>
</tr>
</tbody>
</table>

(Source: AVDC Monitoring, 2010)
Commitment figures show the net housing commitments in each parish in the District. They show the number of houses (both new dwellings and conversions) for which there is a valid planning permission, allowing for those houses which have already been completed, and allowing for dwellings which are to be demolished or otherwise lost.

There have been very few completed dwellings in Grendon Underwood Parish since 2005, with only 3 being built. Committed levels of development is higher, with 13 dwellings currently with planning permission for residential development.

During the last five years there has been no affordable housing schemes or rural exception schemes in Grendon Underwood.

**Average Household Price**

![Average Household Price from 2005](image)

(Source: Hometrack, September 2010)

Since January 2009 house prices in Grendon Underwood have been rising. The highest average house price was in July 2010 with an average of £531,167. The lowest average house price was in July 2009 - £292,714. This reflects a similar trend to the rest of the district.

**Housing Sales**

In 2010 the price band with the most sales was between £200,000 and £225,000. This equates to 1.1% of the private housing stock turning over, compared to a regional average of 1.2%.
In 2006 the turnover of stock was 5.4, which is comparable with the rest of the district. Since then sales have fallen.

**New Build Price Comparison**

There was one new build sale during 2010 (note this is not shown on the graph as 1 sale is unlikely to be a fair reflection in price for the village). The price comparison shows in 2006 and 2008 there is little difference in price between a previously occupied dwelling and a new build dwelling. This is unusual in comparison to the rest of the district as new builds tend to cost more. The difference in cost between a new build house and flat in 2007 was relatively small.
Affordability

This graph shows in order to buy a terraced property based on a mortgage rate three times income, a first time buyer needs to be earning at least £30,000 - 35,000. To buy a terraced property on a mortgage based on three times income an owner occupier needs to be earning at least £25,000 - 30,000.

Housing Need

In Grendon Underwood parish, there are 11 households on the waiting list for Council housing (Source, AVDC October 2010). The total number of people on the council housing waiting list is 4,410. Note that within this figure there are 1,022 people on the waiting list from outside the district and 120 households where the Council has so far been unable to map their location (please see Annex 1 for map of the number of houses on the district waiting list).

Gypsy and Traveller Sites

There are no gypsy and traveller sites within Grendon Underwood.
Transport

Grendon Underwood lies less than a mile from the strategic A41 Aylesbury to Bicester road, as such Grendon Underwood has direct highway connections to two major towns. There are also a few minor rural roads leading to Marsh Gibbon and Edgcott & Quainton.

The below graph looks at the number of cars owned per household based on data from the 2001 census. The graph shows that 43% of households have two cars or vans, this is a higher percentage than most parishes within the district, which is likely to be due to the rural location. 18% of households have three or more cars or vans, again higher than most parishes within the district.

![Number of cars/vans per household](source: 2001 Census, www.ons.gov.uk, © Crown copyright)

Public transport routes are fairly limited with one bus service, route 16 travelling between Aylesbury and Bicester, which provides a less than hourly services, with one early evening bus. There is a reduced service on Saturday and no Sunday service. There are two sets of bus stops within Grendon Underwood parish as seen on the map on the following page.
Grendon Underwood is not on the rail network. The nearest stations are at Bicester, nine and a half miles away, which (Bicester North Station) provides Chiltern Rail services to London Marylebone and Birmingham and (Bicester Town Station) provides First Great Western services to Oxford. There is currently a project to provide London Marylebone services via Bicester Town to Oxford. Bicester also connects to Banbury which connects to the Cross Country main line.

There are no community transport schemes operating in Grendon Underwood. Grendon Underwood has 31 Public Rights of Way (PRoW) within the parish, of these there are 6 bridle paths and the rest are public footpaths which lead out from all parts of the village.
Water Cycle

The Aylesbury Vale Water Cycle Strategy was completed by Halcrow with AVDC officers, Thames Water, Anglian Water, the Environment Agency and other stakeholders in December 2010. It provides an audit of water supplies, surface water management, flood risk, water quality, wastewater network and sewerage treatment works as relevant to a selected number of rural settlements in Aylesbury Vale. On flood risk, the study picks up all forms of flooding other than river flooding (which is separately covered by the Fact Packs). The Water Cycle Strategy also provides an appraisal of the available capacity in the above infrastructure and identifies how far constrained (or not) settlements are to potential further development.

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

- **Wastewater Treatment Works** – The available capacity is limited as Thames Water are carrying out a refurbishment of the Treatment Works. An impact study is needed for the existing sewer network. The impact on the flow to the Wastewater Treatment Works needs detailed investigation if development is considered.

- **Wastewater networks** – There is very limited available capacity. An impact study would be needed for significant new housing.

- **Water supplies** – The network requires upgrades but should be able to be overcome. This is likely to be local network reinforcements rather than major infrastructure improvements.

- **Water quality** – The consent at the Grendon Underwood Wastewater Treatment Works will need revising to meet the Water Framework Directive “good” status on water quality. The achievement of this water quality standard is currently beyond the limits of conventional technology. The water company will look to address this matter in the future once the relevant technology becomes available. This issue has no impact on the future development of various sites around the village.

- **Flood Risk** – No constraints from to the water cycle infrastructure

- **Surface Water management** – No constraints to the water cycle infrastructure
Fact File Summary

- The majority of the population are aged between 25 -44 years old.

- The 2001 Census data shows Grendon Underwood has a population of 1,541, with a split between 64% males and 36% females.

- Overall the population has increased by 1,051 between 1951 and 2001 people.

- Grendon Underwood is an affluent area with approximately a third of the population being classified as the ‘Secure Families’ group and another third classified as ‘Well-off Managers’ group.

- The Indices of Multiple Deprivation shows low levels of deprivation within the parish, falling within the top quartile nationally.

- Low levels of economically- active people aged 16-74 within the parish. Westcott Venture Park which provides a wide range of employment opportunities.

- Broadband speeds vary throughout the village ranging from 0.32 to 6.37, showing a ‘fair’ coverage.

- Villagers are dependent upon private car for commuting and travel due to limited public transport connections and infrequent service;

- The village is served by basic facilities and has a few key services for villagers specifically a local store, pub, village hall and two churches.

- The village also has a primary school which is well attended with a surplus capacity of 14%. The nearest secondary school is in Waddesdon.

- The majority of houses are semi-detached/terraced accounting for 53%, with 41 % detached dwellings.

- There has been no new dwellings built 2010/11, although there are 13 dwellings given permission but not yet built.

- The average house price in July 2010 was £531,167.

- In Grendon Underwood parish, there are 11 households on the waiting list for Council housing.
• Annual dwelling sales have fallen since 2006, falling from 55 in 2007 to 23 in 2008, sales rose in 2009 to 35 and have since fallen to 11 as of September 2010.

• Low levels of crime, particularly when compared nationally.

• Wastewater networks works are a significant constraint to future development.
5. Issues facing the Parish

The following issues have been identified from Waddesdon Local Area Forum (LAF) Local Area Plan:

**Streets**

Footpath maintenance between Springhill and the Village is currently an issue, improvements need to be made to improve the safety of people walking to the school, shop or pub. Road maintenance is also an issue as many roads are in poor condition.

**Traffic and Parking**

Parking outside the school as children are delivered or collected is an issue specially as an elderly persons home is opposite which needs occasional emergency vehicle access. More car parking is required.

**Recreational Facilities**

The playground equipment available at the playing field is inadequate for children. A greater variety of facilities needs to be provided for children and the youth population. The eastern end of Grendon Underwood lacks access to recreational space although there is recreation space at the western end. There is a need to provide recreational space within the built form of the eastern end of the village.

**Public Transport**

Public transport is fairly limited, particularly as there is no evening bus service or Sunday service. A more frequent service is needed for the week days and also to provide a service on a Sunday.

* Please note there is no parish plan, Community Led Plan or recent conservation area appraisal for Grendon Underwood.
6. Parish Constraints

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

**Historic Constraints Map**

**Conservation Areas and Listed buildings**

Grendon Underwood most significant constraint is the five conservation areas designated along Main Street. Conservation Areas (CA’s) are designated by the Council to control development in areas of special character and historic or archaeological importance. The first CA’s were designated in 1967 and there are now over 8000 in England.

There are 16 listed buildings within a kilometer radius of Grendon Underwood village. Two of these are grade II* listed, which is for the Church of St Leonard and Shakespeare Farmhouse (Heritage Gateway, 2010), with the rest being grade II listed. Listed Buildings are listed by English Heritage and help and conserve the structure, use and setting of a building important to history or architecture.

**Archaeological Notification Areas**

There is a large expanse of Archaeological Notification Area to the north of Main street. 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.

**Schedule Ancient Monuments**

A Schedule Ancient Monument (Moated Site Northwest of St Leonards Church) is located at the far western end of the village. These are nationally important archaeological sites or historic buildings, given protection against unauthorised change.

**Historic Land Use**

A historic land use is also located at the western end of the village where the existing sewerage works are located. Historic Land Use is where there are records of a previous development of historic importance, which is no longer present.
Environmental constraints Map

Flood Risk
The main environmental constraints is the area of floodplain which runs parallel to the north of Main Street. The flood plain is identified as areas susceptible to Flood Zones 2 or 3 flooding as defined by the Environment Agency.

Local Wildlife Sites
There is a relatively large Local Wildlife Site, called Grendon Underwood Meadows which is a grassland habitat. Local Wildlife Sites are 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.

Biological Notification Sites
There are several Biological Notification Sites, mainly towards the north of the settlement. These are mainly due to areas of grassland meadows. Biological Notification Sites preceded Local Wildlife Sites as a local non-statutory designation. All Biological Notification Sites are in the process of being re-surveyed and assessed under Local Wildlife Site criteria.

Tree Preservation Orders
The Village contains a number of fine mature trees, particularly around many of the older properties, which are for the most part Listed. The best groupings are those fronting The Manor, Middle Farm, and, most outstanding of all, those around the Church of St. Leonards and The Old Rectory. Several Tree Preservation Orders are dotted throughout the settlement, with a large concentration at The Manor. Tree Preservation orders are established by the Council for either individual trees or hedgerows or groups of trees. This is to prevent such trees from being lopped/topped or uprooted that are particularly attractive or important to the character of the area.

Notable Specie Sites
There are also eleven Notable Species Sites within Grendon Underwood. These are locations of Important Ecological Species set out by the Milton Keynes and Buckinghamshire Biological Records Centre. The Notable Species are sensitive information and as such the species of wildlife cannot be stated in the fact pack. However, the Environmental Records Centre can be contacted to 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?
Landscape Character Assessment Map

A Landscape Character Assessment was produced in May 2008. The assessment covers the whole of Aylesbury Vale District outside of the built up areas of Aylesbury, Buckingham, Haddenham, Winslow and Wendover and groups landscape into 79 landscape character areas and 13 landscape character types covering landscape, visual, historic and ecological considerations. The landscape character type for Grendon Underwood is described as Wooded Rolling Lowlands (type 07).

The Areas of Sensitive Landscape study (2008) followed up the Landscape Character Assessment looking specifically at the sensitivity of areas to change and new development. The following criteria determine how sensitive an area is; landscape quality, scenic quality, rarity, representativeness, conservation interests and wildness. Grendon Underwood has a landscape sensitivity of 0-50% along Main Street, showing that the landscape sensitivity to be relatively low. However by Spring Hill Prison the sensitively measures higher between 50% and 75%, reflecting the hilltop position.
**Agricultural Land Map**

**Agricultural Land**

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

The land within Grendon Underwood and the surrounding area compromises of grade 3 agricultural land. Detailed work will be needed to distinguish between grade 3a and 3b for any site based assessment.

**Topography**

Contours showing land at heights at 5 metre vertical intervals from Ordnance Survey maps. Land heights are above ordnance datum (sea level). Grendon Underwood sits between 75 metres above sea level along Main Street, rising to the north to 85 metres about sea level.

**Infrastructure and Transport Connections map**

**Grendon Underwood facilities, connections and infrastructure**

The map on the following page shows Grendon in the context of its transport connections, infrastructure and facilities. As discussed within section 3, Grendon Underwood has a few key facilities including a local stores, post office, pub and village hall. In relation to employment, within the village there is limited employment available, however employment opportunities exist in close proximity to Westcott Venture Park. Grendon Underwood has one main road running through the village off of the A41 strategic road. Grendon Underwood is well connected by 31 Public Rights of Way serving all parts of the villages and connecting to the rural hinterland.
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Aylesbury Vale District Council 100019797 2010

Key
Agricultural Land Classification (Non detailed)
- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Grade 5
Non agricultural
Urban
Contour Lines
Grendon Underwood Environmental Constraints

Key

- **Flood Plain**
- **Areas Susceptible to Surface Water Flooding**
- **TPO**
- **SSSI**
- **Notable Species**
- **Local Wildlife Sites**
- **Biological Notification Sites**
- **Sites of Important Nature Conservation**
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Grendon Underwood Landscape

Key

Settlements

LCT 01 Wooded Ridge
LCT 02 Incised Valleys
LCT 03 Valley Bottom
LCT 04 Undulating Clay Plateau
LCT 05 Shallow Valleys
LCT 06 Greensand Ridge
LCT 07 Wooded Rolling Lowlands
LCT 08 Vale
LCT 09 Low Hills and Ridges
LCT 10 Chalk Foothills
LCT 11 Chalk Escarpment
LCT 12 Chalk Dip Slope
LCT 13 Chalk Valleys

Landscape Sensitivity

- 0 - 50%
- 50 - 75%
- 75 - 90%
- 90 - 100%
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Key
- Settlements
- LCT 01 Wooded Ridge
- LCT 02 Incised Valleys
- LCT 03 Valley Bottom
- LCT 04 Undulating Clay Plateau
- LCT 05 Shallow Valleys
- LCT 06 Greensand Ridge
- LCT 07 Wooded Rolling Lowlands
- LCT 08 Vale
- LCT 09 Low Hils and Ridggs
- LCT 10 Chalk Foothills
- LCT 11 Chalk Escarpment
- LCT 12 Chalk Dip Slope
- LCT 13 Chalk Valleys

Landscape Sensitivity
- 0 - 50%
- 50 - 75%
- 75 - 90%
- 90 - 100%
Grendon Underwood Village Centre
Infrastructure and Transport Connections

Key
- Employment
- Facility
- Retail
- Service
- Bus Stops
- Public Rights of Way
- <all other values>

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Annex 1: Housing Waiting List
## Annex 2: References

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<td><a href="http://www.clp-se.org.uk">www.clp-se.org.uk</a></td>
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<tr>
<td>Local Area Plans</td>
<td><a href="http://www.buckscc.gov.uk/bcc/our_communities/local_area_plans.page">http://www.buckscc.gov.uk/bcc/our_communities/local_area_plans.page</a></td>
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## Statistics

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<th>Paper copy. Buckinghamshire County Council, March 2010</th>
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<td>Local Area Profile</td>
<td>Paper copy. AVDC, 2006</td>
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<td>ONS</td>
<td><a href="http://www.ons.gov.uk">www.ons.gov.uk</a></td>
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<tr>
<td>BCC education</td>
<td>Paper Copy. BCC Cabinet report from May 2010. Also information from BCC, December 2010</td>
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<td>School Location</td>
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<tr>
<td>Doctors</td>
<td>Information from database held by the Primary Care Trust, October 2010</td>
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</tbody>
</table>

## Housing

| Hometrack | [http://www.housingintelligence.co.uk/](http://www.housingintelligence.co.uk/) (membership required) |
| Completions | AVDC monitoring data, 2010 (ongoing) |
| Commitments | AVDC monitoring data, 2010 (ongoing) |
| Affordable Housing Completions | AVDC monitoring data, 2010 (ongoing) |
| No. Parish Dwellings (Housing Stock) | AVDC monitoring data, 2010 (ongoing) |
| Rural exception schemes | AVDC monitoring data, 2010 (ongoing) |

## Employment

| Losses and gains in last five years (B1,2, and 8) | AVDC monitoring data, 2010 (ongoing) |

## Environmental Constraints

<table>
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<th>Maps</th>
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<td>AVDC Green Spaces Audit</td>
<td><a href="http://www.aylesburyvaledc.gov.uk/leisure-culture/planning-policy-guidance-17/-green-space-audit/">http://www.aylesburyvaledc.gov.uk/leisure-culture/planning-policy-guidance-17/-green-space-audit/</a></td>
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<td><strong>Transport</strong></td>
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<td>Community Transport Schemes</td>
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<tr>
<td><strong>Other</strong></td>
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<tr>
<td>Aerial Photography</td>
<td><a href="http://maps.google.co.uk/maps">http://maps.google.co.uk/maps</a></td>
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<tr>
<td>Population stats from 1951</td>
<td>AVDC, 2010, paper copies available on request for the last 5 censuses</td>
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