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(Front cover photo source, AVDC, 2010)
1. Introduction

Purpose of the document

This Fact Pack document was initially produced in 2010 to help inform the 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 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, 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)

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 website.

**Availability of data**

Statistics identified in the Fact Pact 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 on page 6 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.

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2. Location and Setting

Stoke Mandeville lies approximately 1.5km to the south east of Aylesbury. The village is based around 4 roads, Wendover Road, Station Road, Risborough Road, and Lower Road, and takes the form of mostly ‘ribbon’ development.

Stoke Mandeville is bisected by the Aylesbury to London railway line. To the east of the village is the Aylesbury to London railway line via Amersham which terminates at Marylebone. To the west of the village is the Aylesbury to Princes Risborough branch line, which joins the London to Birmingham railway that runs from London Marylebone (and occasionally London Paddington) to Snow Hill.

The original village was approximately 2km to the south east of the present day Stoke Mandeville immediately adjoining Mill House Farm. This appears to have been abandoned some time after the Medieval period.

Stoke Mandeville is set within the wider Vale of Aylesbury landscape close to the foot of the Chilterns escarpment, and is one of a number of ‘satellite’ villages that form an arc around Aylesbury.
Facts and figures have been identified relating to three different geographical boundaries depending on the source of the information. All Census data relates to parish level. All Hometrack Housing Intelligence System data is provided at ward level and AVDC Local Area Profile data relates to Super Output Areas (SOA). Please note the 2011 Census will take two years to publish, as such this data will not be available until 2013.

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 Stoke Mandeville, the parish, ward and Super Output Area form three different boundaries.
3. Story of Place

Origins of the settlement

In the Domesday Book (1086), the village was listed as Stoches and other names over the centuries include Stoke by Aylesbury and Stoke Maundevile (14th century). The Mandeville part of the present name was first used in 1254 when one Geoffrey de Mandeville held the manor.

The original Norman parish church of St Mary was located to the south of the village some distance away towards Terrick. The church had fallen into disrepair by the late 19th century (partly due to its location away from the village) and a 'new' parish church of St Mary the Virgin was built between 1865 and 1866 at the Junction of Lower, Station and Risborough Roads.

Source: ADVC, 2010, “New” Parish Church

Source: BCC Station Road – circa 1960’s
In 1892, the Metropolitan Railway was extended from Chalfont to Aylesbury and Stoke Mandeville Station was opened on the 1st September that year.

The name Stoke Mandeville is synonymous with the hospital of the same name due to the world famous Centre For the Treatment of Spinal Injuries pioneered by Dr Ludwig Guttman during and after World War 2. Stoke Mandeville Hospital is now the main hospital for Aylesbury and the surrounding area. During the late 1940s and early 1950s the Paraplegic Games were founded at Stoke Mandeville, which have gone on to inspire what we now know as the Paralympic Games. The hospital was originally opened as long ago as 1830 as an isolation unit for Cholera sufferers.
Post 1945 development to 2000

The village developed in ribbons of housing extending along the main roads through the parish centred on Station Road. As with a number of settlements in the Vale the first significant consolidated growth of the village started after the second world war with local authority housing - Brudenell Drive and Eskdale Road. During the housing boom of the 1960s and early 1970s further expansion occurred, at first concentrated to the west of the railway line. This included developments such as Irvine Drive and the mixed local authority/private developments of Hampden Road/Orchard Close & Chalgrove End.

Until the 1970’s new estate development was concentrated to the west of the railway line. During the 1970’s and continuing into the 1980’s new estates were developed behind the ribbons of housing east of the railway extending to the A413 Wendover Road at Meadow Park estate to the south of Station Road and Dorchester Close/Carters Ride and Walnut Close on the north side.

The late 1980s also saw the first instances of what is now termed “garden grabbing” where development in existing rear gardens along the A413 Wendover Road was seen at Castlefields and Arnold Close. This period also saw the beginnings of the development of the Triangle Business Park in the south of the parish off the A413. The modern business park replaced the long standing Stoke Mandeville Animal Products industrial site.

The first significant incursion of the built up area of Aylesbury into the Parish began in the early and mid 1970s with the development of the Kynaston Avenue/Winterton Drive estate off Lower Road. Through the 1980s Aylesbury extended south of Mandeville Upper School (Aylesbury) into the parish at the Stoke Farm Estate. Similar housing extensions into the parish were also taking place over a similar time period along the A413 Wendover Road with the extensions of the Elm Farm and Stoke Farm Estates.

Developments in the last 10 years

Subsequently, residential development has been limited to small scale infill of redevelopment schemes within the confines of the village. The most significant scheme has been the redevelopment of the old coach depot at the western end of Station Road at Church Court.

Current Planning Consent

As at the end of March 2011 there are valid planning permissions for 2 dwellings in Stoke Mandeville parish (excluding that part adjoining Aylesbury).
4. Fact File

Demographics

Stoke Mandeville has a total parish population of 6,009 people, split between 49% male and 51% female (Census, 2001). Taking out that part associated with Aylesbury leaves 1,972 in the remainder of the parish (Census 2001).

The June 2009 SOA data shows Stoke Mandeville to have a population of 1,633 for SOA 7631.

- The population of Stoke Mandeville mirrors the overall population for Aylesbury Vale on the whole. However there are an above average number of people age 25-44.
- Over 70% of population between 16 – 64; about 17% between 0 – 15; and approximately 11% of the population are over the age of 65.
Excluding that part of the parish contiguous with the built up area of Aylesbury the majority of the population live in the village and the ribbon of development extending north along the western side of the A413 Wendover Road.

Stoke Mandeville saw a large population increase between 1971 and 2001, increasing by over 4,760 people.

There are 810 dwellings in the Stoke Mandeville parish excluding that part forming the built up area of Aylesbury (AVDC, March 2010).

ACORN Social Groups (Aston Clinton Ward)

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.buckspartnership.co.uk/partnership/BSP/Research1/profiles_landing.page
This ward has a varied population profile, people from each of 10 the Bucks ACORN Groups feature in it. A large proportion of this ward is affluent, nearly three quarters (74%) live in the five wealthiest Groups in Buckinghamshire. The ‘Flourishing Families’ Group is the largest of these accounting for 28% of the population, followed by the ‘Well-off Managers’ (23%), the ‘Villages with Wealthy Commuters’ (13%), the ‘Wealthy Mature Professionals’ (8%) and the ‘Affluent Greys’ (2%).

The ‘Flourishing Families’ (28%) is made up of ‘Larger families living in prosperous suburbs’ (8.6%), ‘Well-off working families with mortgages’ (7.1%), ‘Well-off managers living in detached houses’ (6.4%) and ‘Affluent working families with mortgages’ (6.2%).

Over one in ten people (14%) are classified by the ‘Secure Families’ Group, which can mainly be further described as ‘Middle income home owning areas’ (8.1%). Smaller types within this group include the ‘Established home owning workers’ (3.1%) and the ‘Mature families in suburban semis’ category (2.3%).

One in twenty (5%) of the ward are classified by the ‘Settled Suburbia or Prudent Pensioners’ Group, 4% belong to the ‘Urban Professionals’ and 3% live in areas classified by the ‘Moderate Means’ group. The ‘Hard Pressed’ group accounts for less than 1% of the wards population.
Indices of 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. The majority of Stoke Mandeville falls within SOA 7631 (see map 1 for location).

The indices overleaf demonstrate that in relation to total deprivation Stoke Mandeville has low levels, specifically deprivation of income, living environment, housing and services and health. ‘crime’ deprivation shows the highest amount of deprivation measuring a quarter along the scale. Overall Stoke Mandeville falls within the top 1% nationally for indices of deprivation.
Overall Deprivation
Measures the following seven key indicators:

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 living conditions including condition of housing, air quality, road traffic accidents

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

Employment Sites

Lower Road
Location for Stoke Mandeville Hospital (in Aylesbury town);
Stoke Mandeville Auto Centre & Sulston Cars - providing a service for sales and repairs
(formerly Red House Farm).
Belmore Centre - offering a health, beauty & hair facility (formerly the Ranch House);
Fountain Business Centre - Thrifty Cars, Spray Tech + other smaller users;
Weston Industrial Estate – Kar World, Acorn Tyres + others including Red Line Services; BMX
World & Excel Dents.

Old Risborough Road
Goat Centre;
J & A Stoves;
Obsidian Art;
Studio/art gallery;
Chiltern Sport;
Genies Fancy Dress;
Mobility Store + various others including Farm Kitchen (shop) Phoenix cars, furniture, sheds,
books etc.

Station Road
BT facility

Triangle Business Park along the A413, where there are 15 occupied units, plus some vacant
units. Main users;
Gibbs Gears, Royal Mail, Primetron Ltd, with the rest being a mix of offices and B1/B2. There is
also a garden nursery - Chiltern Garden Nursery.

(Source: AVDC Officer Survey 2010)

Employment Completions

The graph overleaf shows net employment completions which are identified as B1, B2, and B8
use classes. This includes offices, research and development, light industry, general industry,
warehousing and distribution. Net floorspace takes into account demolitions and losses of B
class uses. Please note that B use classes are likely to only contribute towards 50% of parish
employment, with other employment being generated through non B use classes such as retail.

The graph shows since 2005 there has been a net loss in employment floor space, with the
biggest loss in 2009 of 420 m². Stoke Mandeville, currently has a significant amount of
floorspace which has been permitted but not yet implemented, accounting for 1,888 m² (the
majority of this floorspace is at the Triangle Business Park).
Industries of Employment

- As is the case in many other areas around the district, a large part of the population in Stoke Mandeville is employed in four key industries. Based on SOA 7631 (see page 4) 17% of the population work in real estate/renting and business activities, 17% work in wholesale/retail, 10% work in manufacturing and 13% work in the health industry (AVDC Local Area Profile, 2006).

- In addition the most common level of employment is managerial and professional accounting for 42% of the population (Census, 2001).
**Economic Activity**

- The economically active aged between 16 and 74 accounts for 80% of the population, with 1% unemployed.
- Economically inactive population accounts for 19%, for example this include students over the aged of 16 (Census, 2001).

**Mode Travelled to Work**

- The majority of people travel to work by car/van/motorcycle accounting for 76% of the population.
• This is relatively high considering Stoke Mandeville has a centrally placed railway station and relatively good bus connections along the A413 & B4333 to Aylesbury and towns/settlements to the south.

• 8% of the population travel by public transport.

**Distanced Travelled to Work**

• Stoke Mandeville Parish lies immediately to the south of Aylesbury. As previously, some 10% work at home and nearly 30% of the population travel between 2-5km. In contrast, 10% of the people travel between 40 to 60km (AVDC Local Area Profile, 2006).

• The 2001 Census data shows a similar pattern, identifying the average distance travelled to a fixed place of work as 17.1 km.
Commuting from Aylesbury Vale Wards

The diagram shows approximately a third of residents travel to Aylesbury Rural, with just under a quarter travelling to Aylesbury Town. There are equal proportions of people who travel to the M1, M40 and M25 corridors, elsewhere and London.

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

Note – the colour of the arrows correspond to the roads on the key
**Broadband Speeds**

Broadband connection is an important consideration when considering employment. 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/town. 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 Stoke Mandeville has a fair coverage and speeds obtainable appear to be in the range of 0.86 to 5.97 Mbps, by a range of different service providers.

**Shops and Services**

There is a limited number of shopping facilities. Services include general stores with a post office and hairdressers in Station Road. The Co-operative general store is located in Orwell Drive, Aylesbury, although it is in Stoke Mandeville Parish. This includes a cash point.

There are three Public House; The Bell Lower Road; The Bull Risborough Road & The Woolpack Risborough Road and there is also a BCC social club off Lower Road towards Aylesbury.

(Source: AVDC Officer Survey, 2010)

**Health Care**

The 2001 Census shows 79% of people are considered to be in good health, and 10% of people have a limiting long-term illness (Census, 2001).

Within Stoke Mandeville there is one doctor’s surgery, The Mandeville Practice at Hannon Road, Aylesbury, Buckinghamshire, HP21 8TR. This is a relatively large surgery consisting of 15 doctors. In addition there are nearby surgeries at Aston Clinton and several in Aylesbury Town.

The nearest hospital is Stoke Mandeville Hospital, Aylesbury.
**Leisure Facilities**

- Eskdale Road – Community Centre, Playing Field with a football pitch, tennis courts skateboard park, play area, recycling facilities.

- Orwell Drive - Hawkslade Community Centre – with recycling facility (in Parish but part of Aylesbury built up area).

- Bucks CC Social Club Lower Road – bar and functional hall, tennis courts, football and cricket pitches (in Parish but adjoins Aylesbury built up area). There is also Stoke Mandeville Bridge Club.

- Two places of worship are within Stoke Mandeville; St Mary’s Church Station Road and Methodist Chapel Eskdale Road.

- There is no library at Stoke Mandeville although a mobile library visits on a Friday, at Willows Nursery 14.15-14.35 and The Bull Public House between 15.00-16.00. As of November 2010, Buckinghamshire County Council has proposals to potentially rethink library provision in the district. This may affect existing provision in the parish.

**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>Open Space Petersfield</td>
<td>663m²</td>
</tr>
<tr>
<td>Playing Field Eskdale Road</td>
<td>24,762m²</td>
</tr>
<tr>
<td>Amenity Space Eskdale Road</td>
<td>2,067m²</td>
</tr>
<tr>
<td>Open Space Dorchester Road</td>
<td>1,377m²</td>
</tr>
<tr>
<td>St Marys Church</td>
<td>2,794m²</td>
</tr>
<tr>
<td>Allotment</td>
<td>9,947m²</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 emphasizes the importance of accessible green space to local communities.

<table>
<thead>
<tr>
<th>ANGSt Standard</th>
<th>Current Gaps</th>
</tr>
</thead>
<tbody>
<tr>
<td>2ha-20ha green spaces located within 300m of dwellings</td>
<td>Yes. East of railway and south of The Woolpack</td>
</tr>
<tr>
<td>20ha-100ha green spaces located within 2km of dwellings</td>
<td>Yes.</td>
</tr>
<tr>
<td>100ha-500ha green spaces located within 5km of dwellings</td>
<td>None.</td>
</tr>
<tr>
<td>500ha+ green spaces located within 10km of dwellings</td>
<td>Yes. A new site is required for</td>
</tr>
</tbody>
</table>
this standard to be met within the district.

<table>
<thead>
<tr>
<th>Playing Pitch/Allotments</th>
<th>Standard</th>
<th>Sufficient Existing Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEAPs (Locally Equipped Areas of Play)</td>
<td>3 LEAP and 1 NEAP</td>
<td>Yes. For existing urban development 2 further LEAP’s are required (east of railway line and south of The Woolpack Public House. No Neighbourhood Equipped Area of Play (NEAP) within the village so teenage provision could be located at the playing fields if deemed suitable.</td>
</tr>
<tr>
<td>Allotments</td>
<td>9 plots per 1000 population</td>
<td>Unknown. Further information will have to be obtained from Stoke Mandeville Parish Council regarding ownership and responsibility.</td>
</tr>
</tbody>
</table>

**Crime**

The graph overleaf is based burglaries, theft, criminal damage and violence (April 2002-March 03). The column on the left shows a ranking of the relevant Super Output Area against all Super Output Areas nationally (there are around 32,500). An IMD score of 1 would mean the SOA is the highest crime area in the country. Whereas a ranking of 32,500 would be the lowest crime area based on these particular crimes.

![Crime Deprivation](image)
Stoke Mandeville (SOA 7631) shows a variation in the levels of crime with SOA 7627 showing fairly high levels of crime in comparison to SOA 7632 and 7630 which have low levels of crime, ranking within the top quartile.

**Education**

**Pre School and Sure Start**

Pollyanna Pre-School - Community Centre, Eskdale Road - may care for no more than 30 children from 2 years to under 8 years; of these, not more than 8 may be under 3 years at any one time.

**Primary Planning Areas**

Stoke Mandeville falls within the Aylesbury Primary Planning Area, where there are 19 primary schools.

Within Stoke Mandeville there is one lower school called Stoke Mandeville Combined. This is a community school of mixed gender, ages 4 to 11, at Lower Road. The school has a capacity of 210 but currently within 2009/10 has 216 pupils, operating at 3% over capacity (BCC, 2010).

In the parish there is also the Booker Park School (formerly Stoke Leys and Kynastion Schools), Stoke Leys Close, Aylesbury; School Status: MLD. Stoke Mandeville Combined is in the Aylesbury town primary planning area.

**Secondary Schools**

Nearest Secondary Schools are in Aylesbury & Princes Risborough.

Aylesbury High School (Girls) – capacity for 1285 pupils, in 2010 1,289 pupils attended, leaving an over demand of less than 1%.
Aylesbury Grammar School (Boys) – capacity for 1,336 pupils, in 2010 1,281 pupils attended, leaving a spare capacity of 4%.

The Grange (Mixed) – Capacity for 1,375 pupils, in 2010 1,278 pupils attended, leaving a spare capacity of 7%.

The nearest Colleges are located at Aylesbury, Amersham & High Wycombe. Nearest Adult Education centers are at Aylesbury (34 venues), Aston Clinton (2) and Wendover (3).

Education Trends and Statistics

At Key Stage 2, 89% of pupils in Stoke Mandeville Ward achieve Level 4 or above in English, compared to a regional figure of 81.3%. In Science, 92% achieve Level 4 or above compared to a regional figure of 87.6% and in Maths, 84.7% achieve Level 4 or above compared to a regional figure of 78% Department for Children, Schools and Families, 2009).

At GCSE level, 51% of school pupils in Stoke Mandeville Ward achieved 5 or more GCSEs graded A to C, compared to a regional average of 65% Department for Children, Schools and Families, 2009).

Housing

Housing Stock Profile

The average household size for the parish is 2.4 persons, which is just below the district average of 2.5. The average number of rooms per household is 5.89 (Census, 2001).

As can be seen on the below chart the majority, 55% of households are semi-detached, or terraced homes and bungalows, followed by 36% detached dwellings.

The below graph shows that the most popular tenure is owner occupied, accounting for 86% (Census, 2001). Within this group 44% of the population own their homes with the help of a mortgage and 37% of people in the area own their homes outright (AVDC Local Area Profile, 2006).

A further 5% are households with tenure rented from the Local Authority, Housing Association or Registered Social Landlord, this is relatively low in comparison to other areas within the district. A further 9% rent from private landlords or letting agencies.

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

**Household Occupancy**

The below graph shows household occupancy rates, with 97% of households classified as ‘occupied household space’. 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, whereas unoccupied house hold includes second homes and holiday residences. The graph shows 1.3% of the housing stock is vacant household space, with a further 1.4% of unoccupied household space. There is no holiday accommodation.
Market Data on Completions and Sales

<table>
<thead>
<tr>
<th></th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Dwellings completions</td>
<td>0</td>
<td>1</td>
<td>4</td>
<td>15</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Number of committed dwellings</td>
<td>7</td>
<td>21</td>
<td>18</td>
<td>6</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Affordable housing</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>27</td>
<td>8</td>
<td>68</td>
</tr>
</tbody>
</table>

(Source: AVDC, 2010)

The table above shows housing completions and committed housing development for the parish. Since 2005 there have been 27 completed dwellings and 57 committed dwellings, showing that the number of committed dwellings is higher than what is being built. In addition there have been 103 completed dwellings for affordable housing at Stoke Mandeville hospital.

Average Household Price over last 5 years

The graph below shows the average house price in Aston Clinton ward over the last 5 years. The average price has fluctuated over the past 5 years, with the most notable change between January 2009 and July 2009. Excluding this, average house prices have remained above £250,000 since January 2005 with the average house price at £308,878 for July 2010.
Housing Sales

In 2010 there were 121 property sales in the Aston Clinton Ward.

Property sales are significantly down since the peaks of 2006 & 2007, with a significant drop in 2008, following the national trend. Sales have risen slightly in the last couple of years.
New Build price comparison

The graph above shows that for Aston Clinton ward there is little difference between the cost of new build flats and previously occupied flats, with new builds costing slightly more as expected. Between 2006 and 2008 there was little price variety between the cost of new build houses and previously occupied houses. Surprisingly in 2009 and 2010 the cost of a previously occupied house was greater than a new built house.
Affordability

The graph above for the Aston Clinton ward is an affordability graph based on mortgage three times income. This graph shows in order to buy a flat/maisonette for a first time buyer based on a mortgage rate three times your income, you need to be earning at least £35,000 to £40,000.

To buy a flat/maisonette for an owner occupier on a mortgage based on three times your income, you need to be earning at least £30,000 to £35,000.

Housing Need

In Stoke Mandeville parish, there are 97 households on the waiting list for council housing (Source, AVDC October 2010). The total number of households on the council housing waiting list is 4,410. Please note that within this figure there are 1,022 households on the waiting list from outside the district and 120 households where the Council has so far been unable to map their location due to unrecognisable postcodes (please see annex 1 for map of number of houses on the district waiting list).

Transport

Stoke Mandeville is located near to the strategic roads of the A41 Aston Clinton Bypass and A413 Wendover Road. In addition the A4010 Risborough Road, connects to Princess Risborough. A smaller road, the B443, Lower Road, also connects to Aylesbury.
The below graph looks at the number of cars owned per household based on data from the 2001 census. The graph shows that 92% of households own at least 1 vehicle 51% owning at least two vehicles. 8% of the population have no cars, this is still relatively low considering the good public transport connections.

The western end of the village (along the B4443 Lower Road and A4010 Risborough Road) is also served by a regular Monday – Friday service to Aylesbury, Princes Risborough and High Wycombe. Service 300 provides buses at 20 minute frequency throughout the working day and a half hourly to hourly service into the night. This is supplemented with half hourly service throughout the shopping day on Saturday and an hourly service on Sunday.

The eastern end of the village along the A413 Wendover Road is served by a regular Monday – Saturday service to Aylesbury and Wendover. Service 50, provides for two buses an hour from 6.30 am through to the early evening to Aylesbury (and Wendover/Halton Camp in the other direction). There is no Sunday service.

The only service running through the village along Station Road is the T1 which provides a limited service Monday - Friday between Aylesbury and Amersham/Chesham.

There is also Red Route 9 to Stoke Mandeville Hospital - Aylesbury - Bedgrove via Walton Court, Southcourt and Narbeth Drive serves the Hawkslade Estate.

There are regularly spaced basic bus stops (pole, flag and timetable) along Lower Road, Risborough Road, Station Road & Wendover Road. Some stops have wooden passenger shelters and a few have the solar powered information points.

Rail services - Stoke Mandeville Station in the centre of the village lies on the Chiltern Line Aylesbury via Amersham to Marylebone Route. The frequency is generally one train per half hour to Aylesbury or London.
Community Transport

Aylesbury Vale Dial-a-Ride operates within all parishes in the district. This scheme is a charity, providing a door to door minibus service in the Aylesbury Vale area for anyone who finds it difficult to use ordinary public transport. All vehicles are specially adapted, have passenger lifts or ramps and are in radio contact with our base so that wheelchair users can travel safely and in comfort. They also have many other adaptations so that we can carry people with a range of disabilities.
Fact File Summary

- Continuous population growth, with a steep rise between 1971 and 2001 with a population increase of over 4,762 (Census, 2001);

- The age profile for the village shows the majority of the population to be between the ages of 25-44;

- Levels of deprivation within the parish, particularly low when compared nationally and with surrounding parishes;

- Relatively high employment opportunities within the village, particularly at Lower Road and the Triangle Business Park.

- The village is well severed through a variety of bus routes operating at a high frequency in comparison to other parts of the district.

- The village is served by good local facilities and has a few key services for villagers specifically, post office, doctors surgery, community hall and sports and leisure facilities;

- The village also has a community primary school which is well attended and slightly over capacity. The nearest secondary schools are in Aylesbury.

- There is a high proportion (55%) of semi-detached and terraced properties, with 31% detached properties.

- House prices have fluctuated with the most notable change between January 2009 and July 2009. Average house prices have remained above £250,000 since January 2005 with the average house price at July 2010 being £308,878.

- Dwelling sales peaked in 2006 with 269 sales and have since been reducing to 48 in 2010;

- Low levels of crime, particularly when compared nationally;

- There are currently 97 households of the housing waiting list for Stoke Mandeville parish.
5. Issues facing the parish

We are currently unaware of specific issues for Stoke Mandeville. When meeting with the parish this section will be discussed.
6. Parish Constraints

The following constraints have been identified from the maps located on the next few pages.

**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 Stoke Mandeville and its immediate surroundings comprise grade 3 agricultural land. Detailed work will be needed to distinguish between grades 3a and 3b for site based assessment.

**Topography**

Contours show land at heights at 5 metre vertical intervals. Stoke Mandeville sits 100 metres above sea level with small mounds rising to 105m above sea level. The village is not within a prominent hill top position.

**Environmental Constraints Map**

**Environmental**

Stoke Mandeville is relatively unconstrained by environmental constraints. Along the eastern border lies a small area of floodplain which is detached from the built development. These are areas subject to flooding and identified as flood zones 2 and 3 by the Environment Agency. There is no flood risk within the built up area of Stoke Mandeville, although there are small pockets of areas subject to surface water flooding. This in when during high rainfall events drainage capacity is likely to be exceeded.

There are also approximately 10 notable species sites dotted within and adjacent to Stoke Mandeville. Notable Species Sites are locations of important ecological species recorded by the Milton Keynes and Buckinghamshire Biological Records Centre. The Notable Species Sites are sensitive information and as such the species of wildlife cannot be stated in the fact pack. However, the Environmental Records Centre can be contacted to give a case-by-case response – contact erc@bucksc.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

**Historic Constraints Map**

**Listed Buildings**

There are approximately 19 listed buildings of grade II. These buildings are selected on the basis of their architectural interest, historic interest and historical association. Age and rarity are also an important consideration.

**Archaeological Notification Areas**

An Archaeological Notification Area is located towards the east of the village where there is a Roman Pottery. There is also the site for a former village adjoining Mill House Farm. These are Areas where there is specific evidence recorded on the Buckinghamshire Historic Environment Record indicating the existence, or probable existence, of heritage assets of archaeological interest. Data managed by the BCC.

**Landscape Map**

**Landscape Character and Sensitivity**

A Landscape Character Assessment was produced in May 2008. The assessment covers the whole of Aylesbury Vale District outside of the built up areas of Aylesbury, Buckingham, Haddenham, Winslow and Wendover 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 Stoke Mandeville is Landscape Character Type 08, ‘Vale’.

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, wildness. Stoke Mandeville is identified as having a landscape type of Southern Vale, with a sensitivity measuring between 0-50%, as such measuring relatively low sensitivity.

**Infrastructure and Transport Connections map**

**Stoke Mandeville facilities, connections and infrastructure**

The map shows Stoke Mandeville in the context of its transport connections and infrastructure. As discussed within section 3, Stoke Mandeville has a number of key facilities including a primary school, local stores, post office, 3 pubs, 2 places of worship and a community hall. In
relation to employment, within the village there is a good range of employment available, located at Lower Road, Old Risborough Road, Station Road and the Triangle Business park. Stoke Mandeville has 2 main road routes on either side of the village, the A4010 Risborough Road, connecting to Princess Risborough and the A413 Wendover Road connecting Aylesbury and Wendover. A smaller road, the B443, Lower Road also connects to Aylesbury.
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Key
- Parishes
- Employment
- Facility
- Retail
- Service
- Aylesbury Industrial Units
- Industrial Sites Aylesbury
- Principal Bus Routes
- Cycle Routes
- Cycle Stops
- Public Rights of Way
- Railway Station
- Existing Chiltern Rail Services
- High Speed Rail Link

1:13,000
Annex 1: Housing Waiting List
## Annex 2: References

<table>
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<th>Local Plans</th>
<th>Source</th>
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<tr>
<td>Community Led Plans - South East Rural Communities Council</td>
<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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</tbody>
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### Statistics

| ACORN ward profile          | Paper copy. Buckinghamshire County Council, March 2010                |
| Local Area Profile          | Paper copy, AVDC, 2006                                               |
| ONS                           | www.ons.gov.uk                                                        |
| BCC education                | Paper Copy. BCC Cabinet report from May 2010. Also information from BCC, December 2010 |
| School Location              | http://www.buckscc.gov.uk/bcc/schools/ea_Name_search.page             |
| Doctors                      | Information from database held by the Primary Care Trust, October 2010 |

### Housing

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

### Employment

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

### Environmental Constraints

<p>| Listed buildings | <a href="http://www.heritagegateway.org.uk/gateway/">http://www.heritagegateway.org.uk/gateway/</a> |
| Maps             | AVDC, December 2010. Produced using ArcMap with license from Ordnance Survey |</p>
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<tr>
<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>Aerial Photography</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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