

The Vale of Aylesbury Plan Brill Fact Pack April 2011



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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 (on page 6).

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

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

2. Location and Setting

Brill is a flat hilltop village located to the west of Aylesbury Vale District, located close to the M40 and between the B4011, and A41. Brill is surrounded by the villages of Dorton, Oakley, Boarstall, and to the north Ludgershall. Thame is the closest town around 5 miles to the south-east, Bicester is approximately 6 miles to the north-west and Aylesbury is around 9 miles to the east of the village.

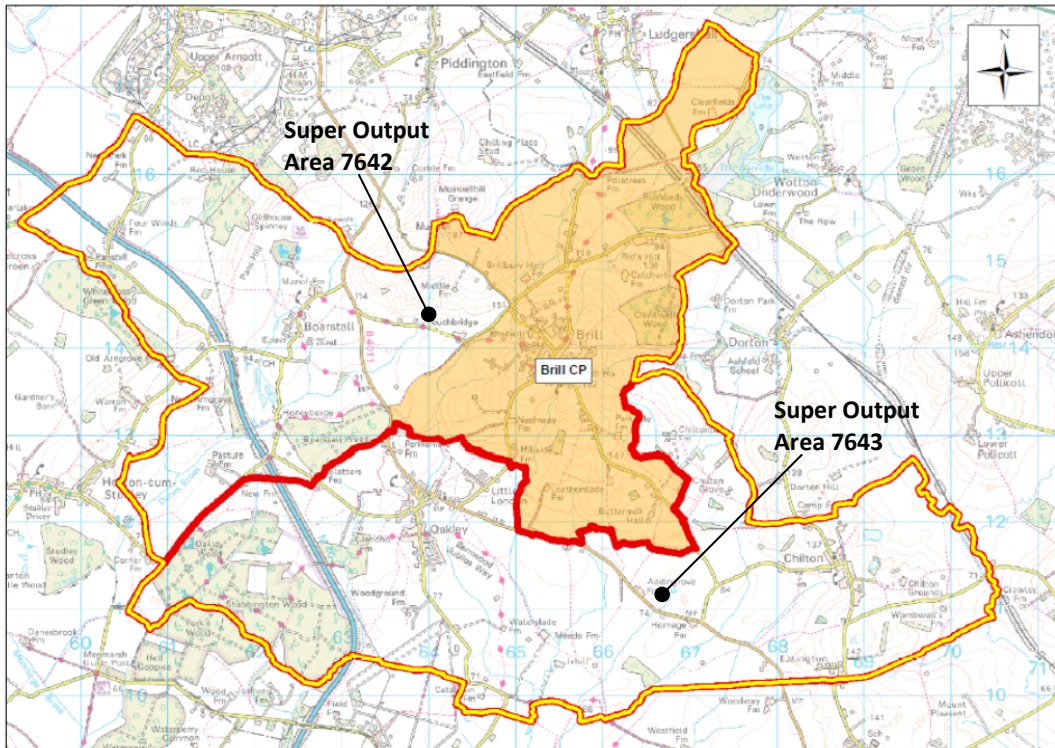
The village has a distinctive setting on top of the hill (300-400 feet above the surrounding countryside) overlooking the Buckinghamshire and Oxfordshire countryside, with a distinctive and historic windmill to in the north of the village. The settlement is based around and served by four roads which wind up the hill and meet in the centre of the village.

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.

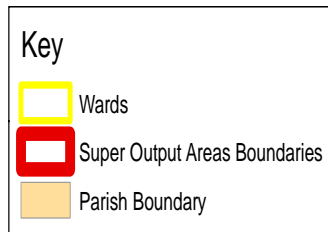
Please note the 2011 Census will take two years to publish and as such this data will not be available until 2013.

In the case of Brill, the parish, ward and Super Output Area form four different boundaries. There are two SOA's within the Brill ward.

Location map



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3. Story of Place

Origins of settlement

This flat hilltop village is situated on top of a layer of sand, with limestone and clay beneath. The village has a long historic past, with evidence of iron forts from the Stone Age and of Roman occupation, in the form of Roman villa sites. Old place-names, farm names and field names within the village link back to Anglo Saxon origins. Immediately to the northwest of the village is an extensive area of registered common land and a small area of woodland said to be relic of the ancient Bernwood Forest which covered this part of Buckinghamshire and can be seen in sixteenth century maps.

The Brill Tramway, also known as the Quainton Tramway, Wotton Tramway, Oxford & Aylesbury Tramroad and Metropolitan Railway Brill Branch, was a six-mile (10 km) rail line within Aylesbury Vale running between Brill and Quainton². It was privately built in 1871 by the 3rd Duke of Buckingham as a horse tram line to help transport goods between his lands around Wotton House and the national rail network. Lobbying by local residents in Brill led to its extension to Brill and conversion to passenger use in early 1872. The tramway was used to ship bricks from the brickworks around Brill and was also heavily used during the construction of Waddesdon Manor. The line became connected to the wider railway network from London, via Oxford to Birmingham and to Aylesbury and Verney Junction. However, the route had been in place for a long while and began to decline and following an inspection was closed in 1935. The track has all been removed, however, much of the route can still be traced through the double line of hedges. The former track bed between Quainton Road and Waddesdon Road is now a public footpath known as the Tramway Walk.

The distinctive windmill was built in the village in the 1680's and last milled flour in 1919. The windmill has recently had extensive repair work undertaken by the Oxley Conservation Ltd including repair of historic timbers, replacing the tail ladder and renewing the sails.

During the Civil War, Brill was occupied by parliamentary troops. Brill also has a strong history with the two World Wars; the names of the young men lost by Brill are recorded on the war memorial in the Square. Many children were evacuated to Brill from London during the Second World War. Several stray bombs, probably intended for London fifty miles away, landed in Brill. One, in 1940, destroyed the Congregational Chapel and a bake house, during this time several planes crashed close to Brill.

The 1901 Census shows that Brill had 190 inhabited homes with a total population of the parish being 859; this was a decline from a high point in 1841 of 1,449.

² Referenced from Wikipedia http://en.wikipedia.org/wiki/Brill_Tramway

1945 to 2000

The 1951 census showed the population of 958, close to that of 1901. The censuses between 1951 and 2001 have shown a steady rise to 1190 in 2001. The development of Brae Hill in the 1940's and The Firs in the 1950's led to the expansion of Brill beyond the Conservation Area. The most marked increase was between 1961 and 1981. This accounts for development of The Lawns and Clarkes Field Close in the mid 1970's. The 1980's Conservation Area Plan shows how these areas have changed the size and shape of Brill from the post war era onwards.

Development in last 10 years

Brill has had no significant development in the last 10 years, this is likely to be due to the constrained nature of the village with a substantial conservation area and set on a hilltop. The only notable development was the relocation and permission for the doctors surgery, now built and in use, to south of the village on Thame Road in 2004.

Current planning

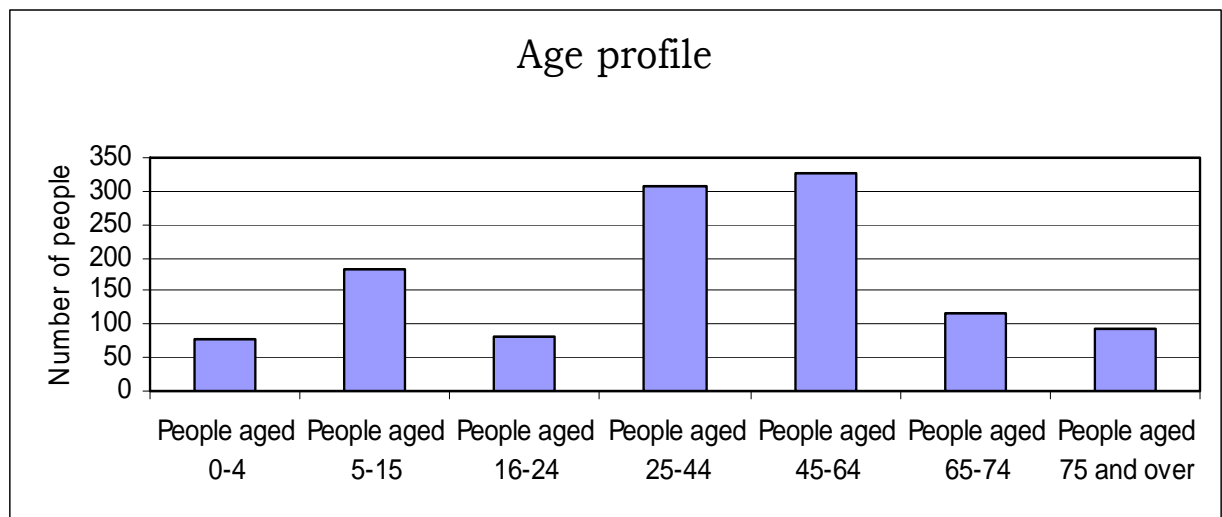
There is a one site within the village that currently has planning permission for 12 houses and one flat and construction of access road, on land off Windmill Street, to the west of the village. The site was granted permission in 2008 and has since been subject to and has an approved Section 106 agreement. There are no other significant planning permissions or developments recently in Brill.

4. Fact File

Social Demographics

Population

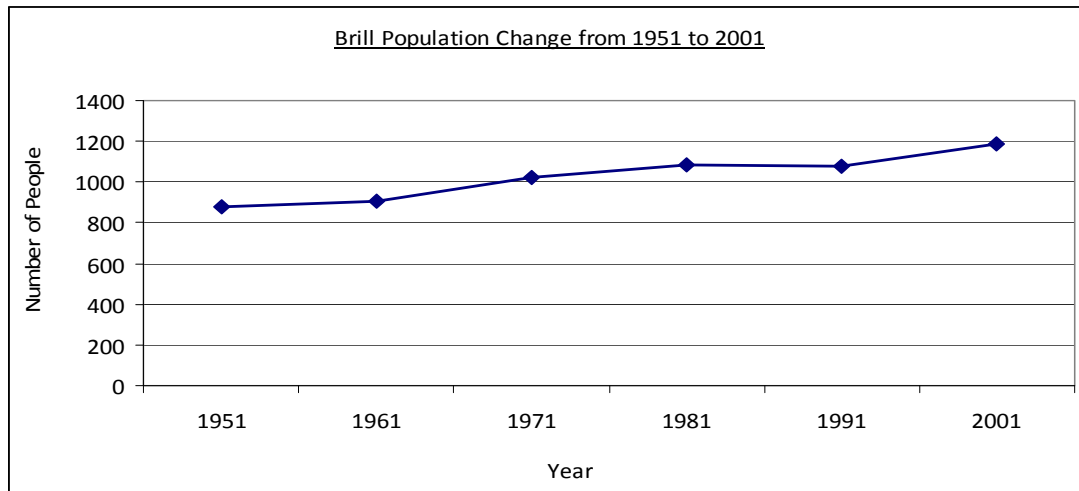
- Brill has a population of 1,190 at (Census, 2001). The population is split between 47% male and 53 % female (Census, 2001).
- The most recent data from the Office for National Statistics for the Super Output Area for 7642 estimates the population at mid-2009 to be 1,319. Please note this includes the settlements of Adstock, Addington and Padbury, as seen on the location map.
- The age profile for the village shows the majority in the 45-64 age band, approximately 27%.
- There is also a relatively high number of elderly people living in the village, approximately 16% of the population is 65 years or older.



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

Population change since 1951

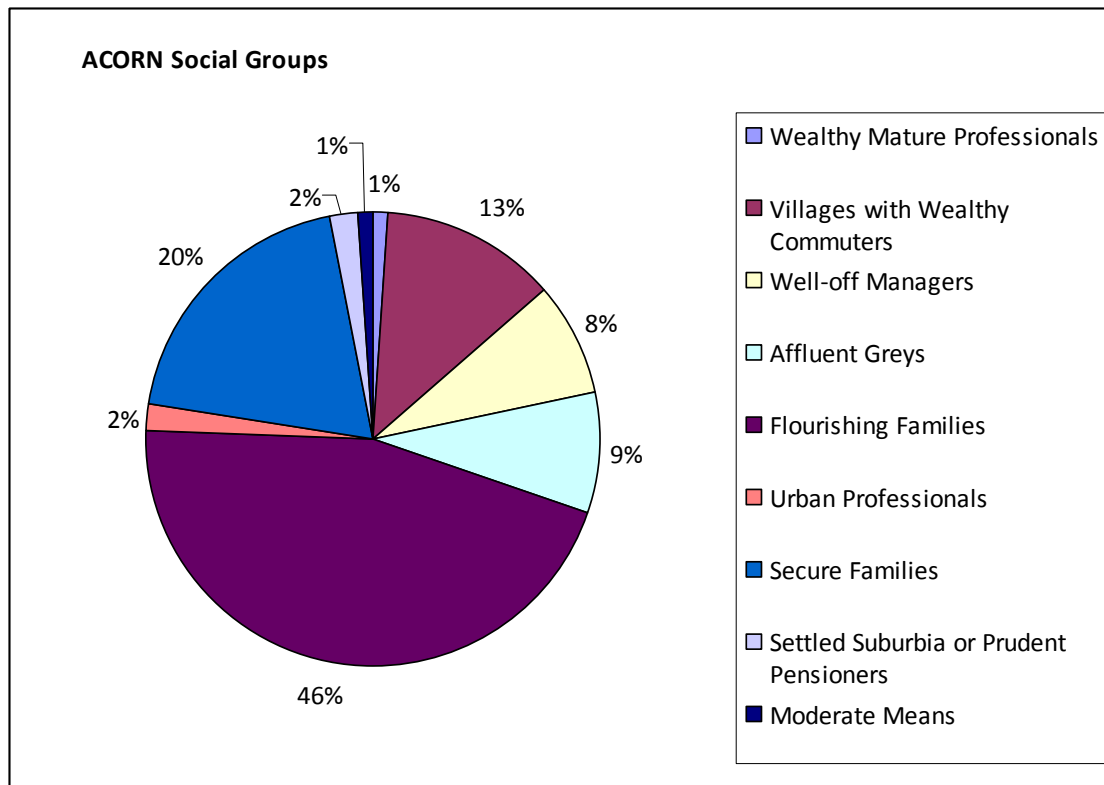
- The population of the village has steadily increased from 1951, with the most notable increases in the 1960's and 1970's. For context the population increased from 877 in 1951, to 1,021 in 1971 and 1,190 in the last census in 2001. The number of houses in the village of Brill in 2010 is 520.
- The limited development and constrained nature of the village can be seen from the housing stock data, showing an increase of only 5 dwellings to 2010 from 515 in 2005 and a dwelling increase of 33 between 2000 and 2010.



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

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.buckspartnership.co.uk/partnership/BSP/Research1/profiles_landing.page



Source: 2010 Bucks Strategic Partnership

- In the Buckinghamshire Strategic Partnership ACORN profile just under half, 46% of the population of Brill, are classified as 'Flourishing Families'. This group can be divided further and is predominately made up of 'Larger families in prosperous suburbs' (37%), as well as 'Well-off working families' (4%) and 'Well-off managers with detached homes' (4%).
- A further 13% of the population of Brill are 'Wealthy Commuters' and 8% 'Well-off Managers'. In comparison to the rest of the District, Brill has a higher proportion of 'wealthy' and 'flourishing' population; totalling 68%.
- In addition to its wealthy and flourishing population, 20 % of Brill's population is classified as 'Secure Families', those on a middle income and own their homes.
- It should also be noted there is a relatively high proportion of 'Affluent Greys', 9 %. The 'Affluent Greys' can be further split into 'farming communities' (6%) and 'older people in detached homes' (2%). An additional 2% of the population are classified as 'Settled Suburbia/Prudent Pensioners', those older couples on middle incomes.
- The smaller percentages are made up of 1% who are 'Wealthy mature professionals', and a further 1% classified in the 'Moderate Means' group.

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 (Office for National Statistics, 2007). The ward under which Brill falls into is covered by two super output areas, as shown on the map on page 4. The Super Output Area for which the parish of Brill is shown is Super Output Area 7642 the below IMD are for this area, as shown on the map on page 4.

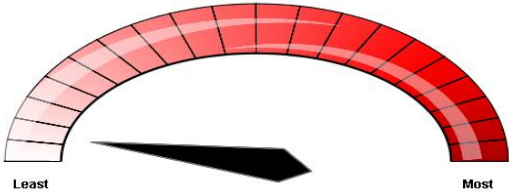







“A scoring result out of 20 is shown for each category of deprivation where 20 would be the most deprived possible out of all Super Output Areas of the country and 1 the least.”

<http://neighbourhood.statistics.gov.uk/dissemination/LeadHome.do;jessionid=ac1f930c30d5db879cdfef6f4ec0b3ddebac2a8426b?m=0&s=1286534584186&enc=1&nsjs=true&nsck=true&nssvg=false&nswid=1249>

This is identified by Super Output Areas (SOA) for each parish and wards. The ward under which Newton Longville falls into is covered by two super output areas, as shown on the map on page 4. The Super Output Area for which the parish of Newton Longville is shown is Super Output Area 7695 the below IMD are for this area, as shown on the map on page 4.

The indices of deprivation on page 11 demonstrate that in total deprivation Brill has low levels, specifically deprivation of health, education and employment. However, in relation ‘barriers to housing and services’ deprivation are fairly high when compared to the rest of the District, measuring half way along the scale. ‘Living environment deprivation’ is also relatively high, although compared nationally is still one of the least deprived areas in the country.

Indices of Multiple Deprivation

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

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

Employment

Employment sites within the Parish

Vale Brewery

To the north of the village, on Tram Hill road, between Brill and Ludgershall is the Vale Brewery, at Tramway Business Park. The Brewery moved to Brill in 2007, after growing out of a business unit at Haddenham. The most famous Brill landmark is the hilltop windmill, which forms part of the logo for the Brewery. The Brewery took over the three units at the Tramway Business Park at the site. The site now includes an L shaped building of 500 sq m containing the brewery, brewery shop, storage and offices, with room for further expansion.

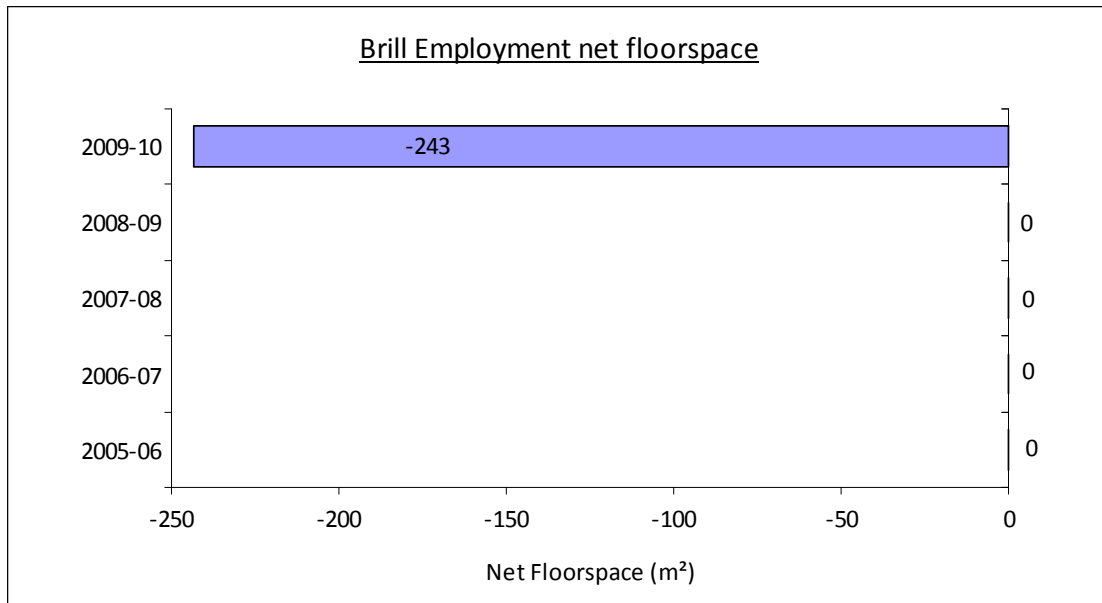
Sawmills

Along the Wotten Road, is a further employment area, on the site of the old Sawmills. The site is occupied by Parker Kislingbury Ltd, L G Kimber Engineering Ltd and The Woodwork Dust Control Company Ltd. LG Kimber engineering have expanded their on site operations over the past 30 years and now have approximately 20,000 sq m of workshop. Parker Kislingbury have been operating on site for 25 years and erected two sawmills in 1988. Both businesses have expanded on site and developed the areas to meet their growing business needs.

Brill is not one of the key employment areas within the District. Nearby strategic employment sites include Westcott Venture Park (approximately 5 miles from Brill) and Long Crendon Industrial Estate (approximately 5 miles south of Brill). There is also a non-strategic employment sites at Woodway Farm Industrial Estate (approximately 3 miles south of Brill).

Employment change for completed development since 2005

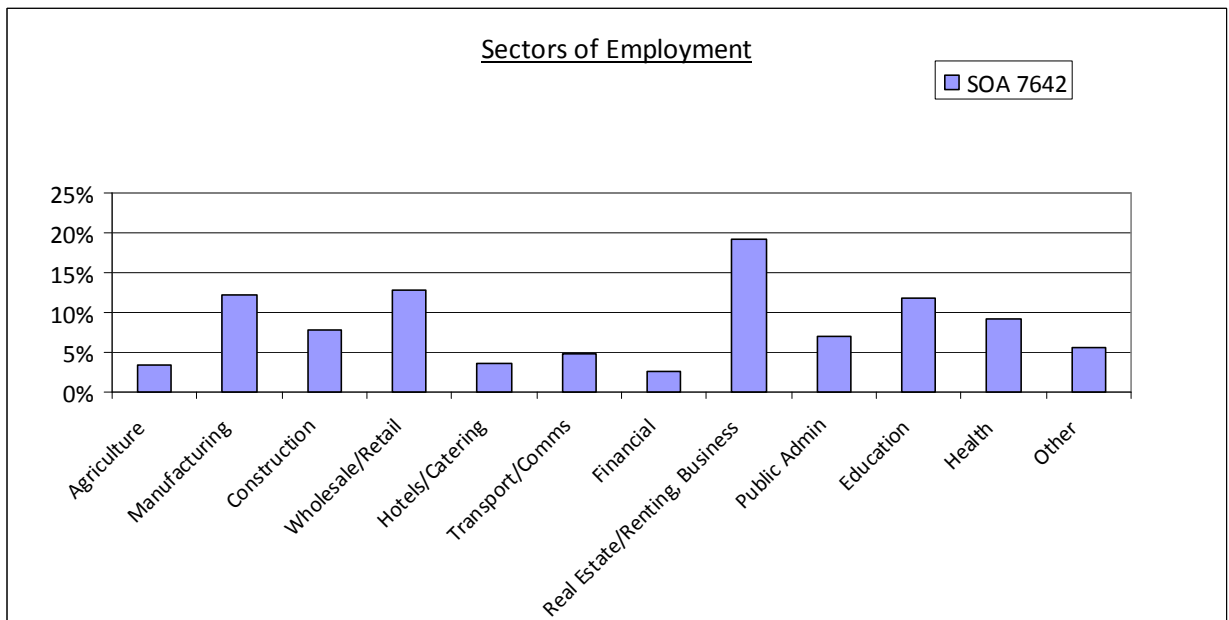
- The graph below shows net employment completions which are identified as B1, B2, and B8 use classes. This includes offices, research and development, light industry, general industry, warehousing and distribution. Net floorspace takes into account demolitions and losses of B class uses.
- Brill has seen little employment floorspace change over the last 5 years, with the only change as a loss of 243 m² in the time period 2009-2010.



Source: AVDC, March 2010

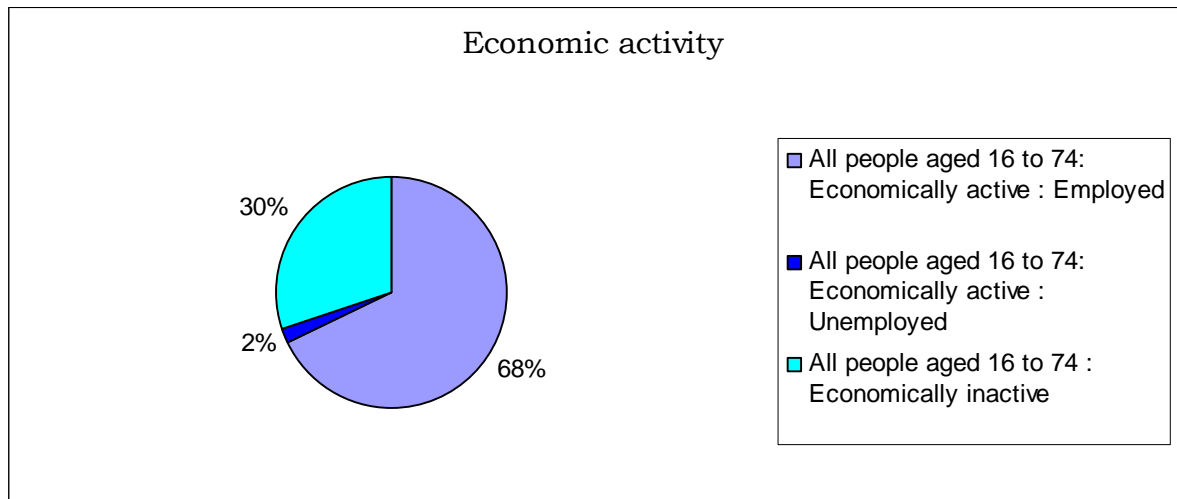
Industry of Employment

In looking at employment within Brill it is also important to understand the types of employment residents undertake and what areas/fields they work in. The below graphic shows that there is a high proportion of managerial and professionals (42%) (Census, 2001). 10% work for small employers and own-account workers, with 13% classed as working in 'semi-routine and routine occupations'.



Economic Activity

68% of Brill's population are economically active and employed (Census 2001) and only 2% unemployed. 30% are shown to be economically inactive but this is likely to reflect the relative high proportion of retired residents.

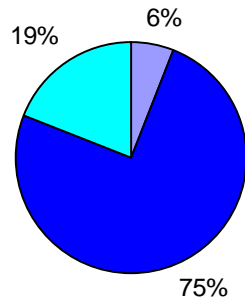


Source: 2001 Census, www.ons.gov.uk, © Crown copyright

Mode of travel to work

The majority of the population use a car or motor vehicle to travel to work (75%) from data in the 2001 Census. A very small proportion use public transport (6%). The average distance travelled to a fixed place of work is 25.7 km. The below map from the Employment Land Study (2008) outlines where residents travel to, based on each ward. The ward under which Brill falls has a high proportion of residents working within Rural Aylesbury as well as high proportion working within the M40 corridor and a relatively small proportion in Aylesbury Town.

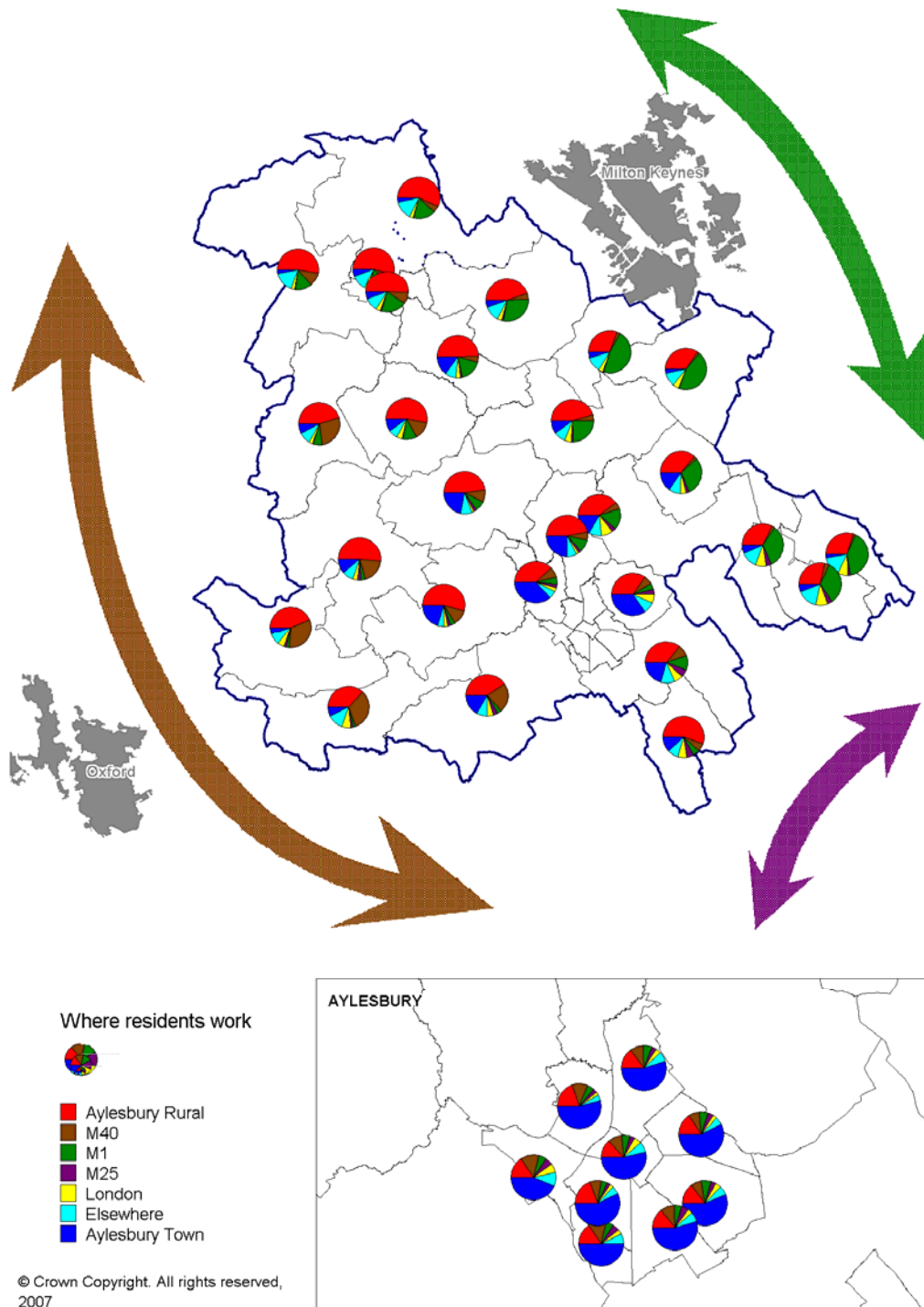
Mode of travel to work



- All people aged 16 to 74 in employment: Travel to work by public transport
- All people aged 16 to 74 in employment: Travel to work by motorcycle; car or van
- All people aged 16 to 74 in employment: Travel to work by other means or work at home

Source: 2001 Census, www.ons.gov.uk, © Crown copyright (source and copyright must be stated in all topic papers).

COMMUTING FROM AYLESBURY VALE WARDS



Source: *Aylesbury Vale Employment Land Study (AVDC, 2008)*
 NB: The colour of the arrows corresponds to the roads on the key

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/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 <http://www.broadbandspeedchecker.co.uk/> it would appear that Brill has good coverage and speeds obtainable appear to be in the range of 0.11 through to 5.38 Mbps.

Shops and Services

Despite only a limited number of services, Brill has a number of key shops and services. These include two local stores both located on High Street/Temple Street in the centre of the village. The larger local store, Londis, also houses the local post office. There are two pubs within the village, namely The Pheasant and The Red Lion. In addition to fixed services, Brill has a mobile library van visit the village every Tuesday afternoon.

Brill is home to 2 churches. The All Saints Church of England sits off The Green to the centre of the village. Brill also has the United Reform Church located on the High Street.

Health Care

The doctors surgery is located just outside of the village, to the south on the Thame Road. Based on data in the 2001 Census, 75% of the population are in good health and 10% of the population have a limiting long-term illness, this is in line with the rest of District.

Leisure Facilities

- Public Hall - Brill Memorial Hall with one large and one smaller hall and car parking for 30 cars;
- Swimming pool - belonging to the school;
- Site of Importance Nature Conservation – Brill common (40 acres);
- Hartwells Barn – Environmental Education Centre;
- Playing fields including youth shelter;
- Scout Hut;
- Playground;
- Brill Sports and Social Club;
- Allotments
- Cricket pitch, football pitch and tennis courts.

The village has a distinctive Green in its centre, an area is registered common land and also the site of the church, which sits back from The Green. The Green connects to the Square and to the

centre of the village. The Square is a further area of registered common land bounded by terraced cottages and home to the village post box.

Brill Common, a 30 ha site surrounding the windmill is a key area within the village, and marks the area that was once Bernwode Forest.

Access to Green Space

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

These standards recommend people should have:

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

The most accessible green spaces to Brill are those located within the village including The Green, Brill Common and the playing fields. Also located to the east of the village is Chinkwell Wood. A 360 ha woodland, around 400m from the edge of the village, and is accessible by public footpath.

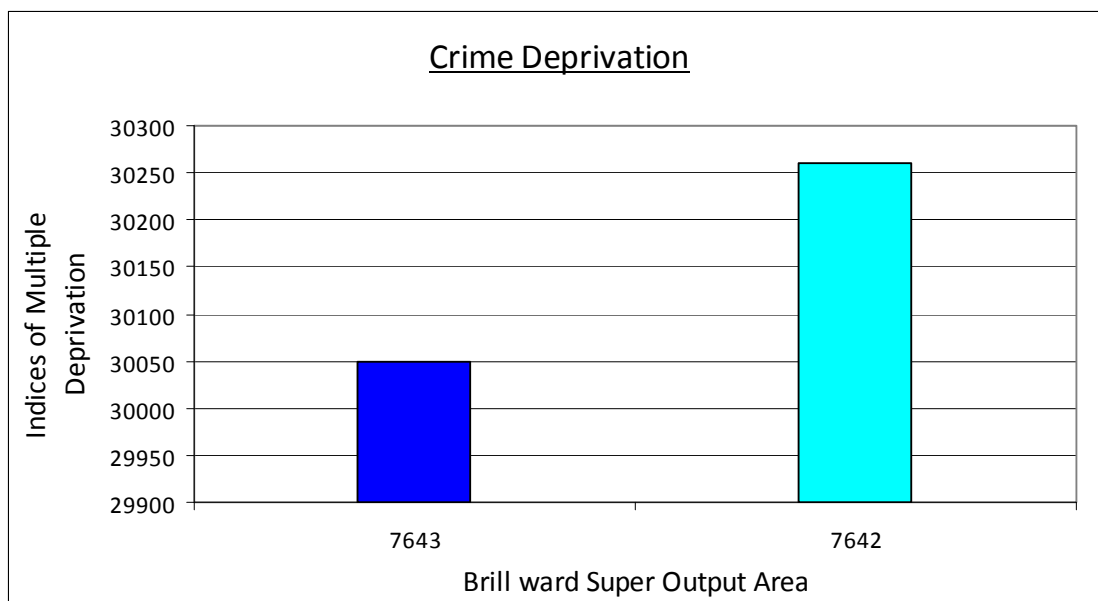
Tourism

Brill has a key visitor attraction in its landmark windmill on the hill. The windmill attracts many visitors to it and with its connections with the surrounding countryside. The Brill windmill is also open to the public on the first Sunday of each month throughout the summer.

Tourism attractions in the vicinity of Brill include the Buckinghamshire Railway Centre and Doddershall House both in Quainton, Waddesdon Manor (National Trust at Waddesdon) and the Thame Valley walk at Chearsley.

Crime

The below overleaf is based on data on burglaries, theft, criminal damage, and violence from 2002 and 2003. The columns show a ranking of Brill'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. As can be seen the two SOA's in which close proximity to Brill are 7642 & 7643 and have some difference between them. SOA 7642, within which Brill falls has extremely low crime levels, registering 3,260 and SOA 7643 still with lower levels, at 3,050.



(Source: AVDC, 2010)

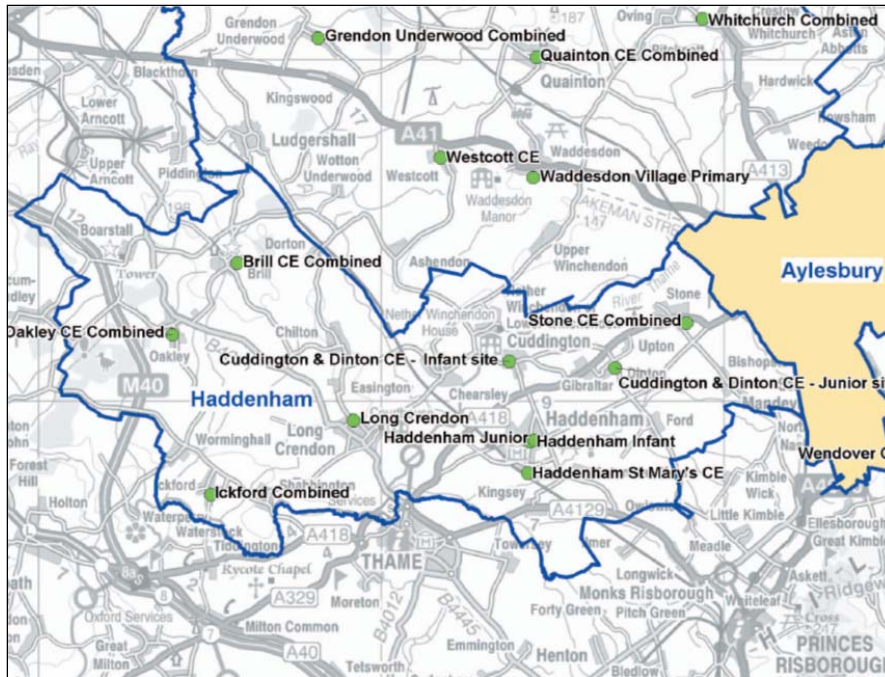
Education

Primary Schools

Brill has one primary school, Brill Church of England Combined School. The school is located in close proximity to the playing fields, scout hut, and football and cricket pitches. The school has 178 pupils attending aged between 4 and 11. The school has capacity for 168 pupils and therefore in 2009/10 the school has a deficit of 10 places (-6%).

The school has a number of renewable energy sources. The school swimming pool conserves heat by using solar summer and winter covers which has the added benefit of extending the pools usage season. And the wind turbine (installed in 2004) generates electricity to power a water pump and a 1kWp Photo-Voltaic system and is a good demonstration model of solar energy generation.

'Primary planning areas' are areas used by Buckinghamshire County Council in the planning for education facilities. Brill is within the Haddenham Primary Planning Area that covers Haddenham, Dinton, Oakley, Brill, Ickford, Cuddington, Long Crendon, Stone and Chearsley. There are nine schools in the Haddenham Primary Planning Area which in 2009/10 had a combined capacity of 1521 pupils. The number of attendees was 1363 therefore there was spare capacity of 158 places, or 10%.



Secondary Schools

The nearest provision is the secondary school at Waddesdon and secondary schools at Aylesbury. Brill also has a connection with the secondary school at Thame.

- 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, 85% of pupils in Brill Ward achieve Level 4 or above in English, compared to a regional figure of 81.3%. In Science, 96% achieve Level or above compared to a regional figure of 87.6% and in Maths, 85% achieve Level or above compared to a regional figure of 78% % (Department for Children, Schools and Families, 2009).

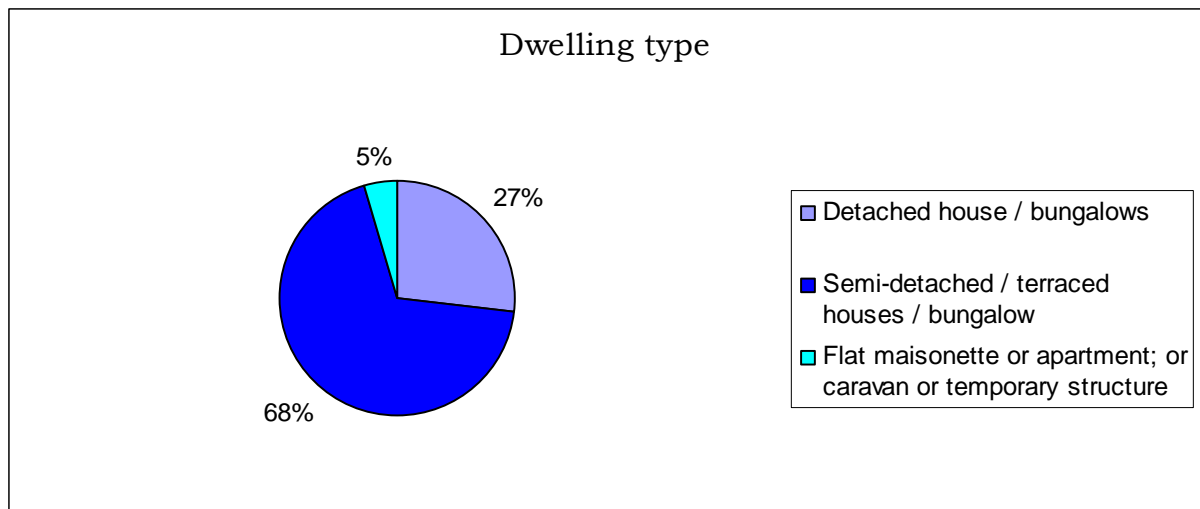
At GCSE level, 64% of school pupils in Brill Ward achieved 5 or more GCSEs graded A to C, compared to a regional average of 65% % (Department for Children, Schools and Families, 2009).

Brill also has an Environmental Education Centre in Hartwells Barn and Saunders Field, on the edge of Brill Common north of the windmill, which was officially opened in April 2005. It is open to the public on Sunday afternoons from Easter to September and includes display boards featuring the Barn, Brill and the Common, local wildlife and the Bernwode Forest.

Housing stock profile

Housing Type

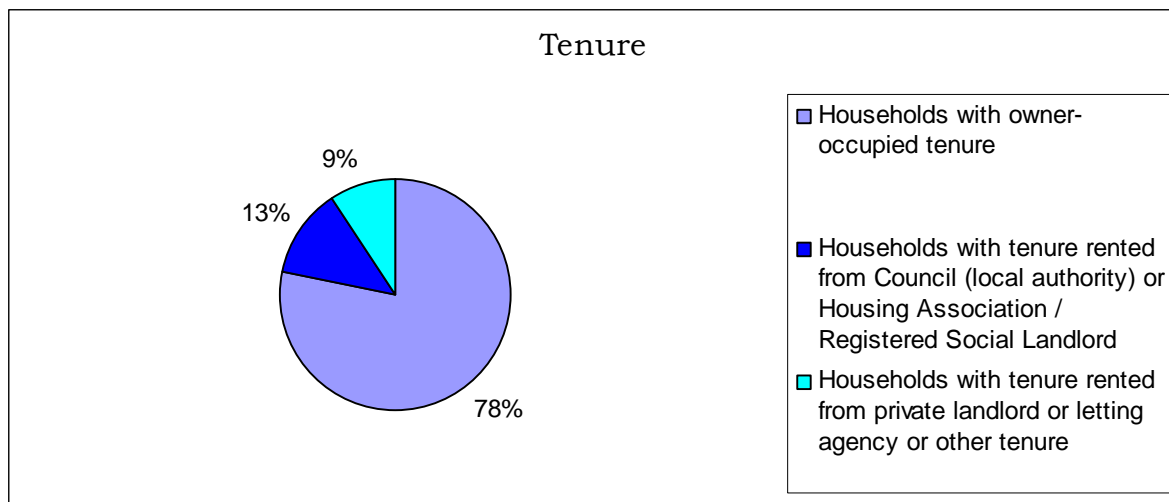
The average household size is 2.45 persons with the average number of rooms per household at 5.89 (Census, 2001). As can be seen on the below chart the majority, 68% of households are semi-detached, or terraced homes and bungalows.



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

Household Tenure

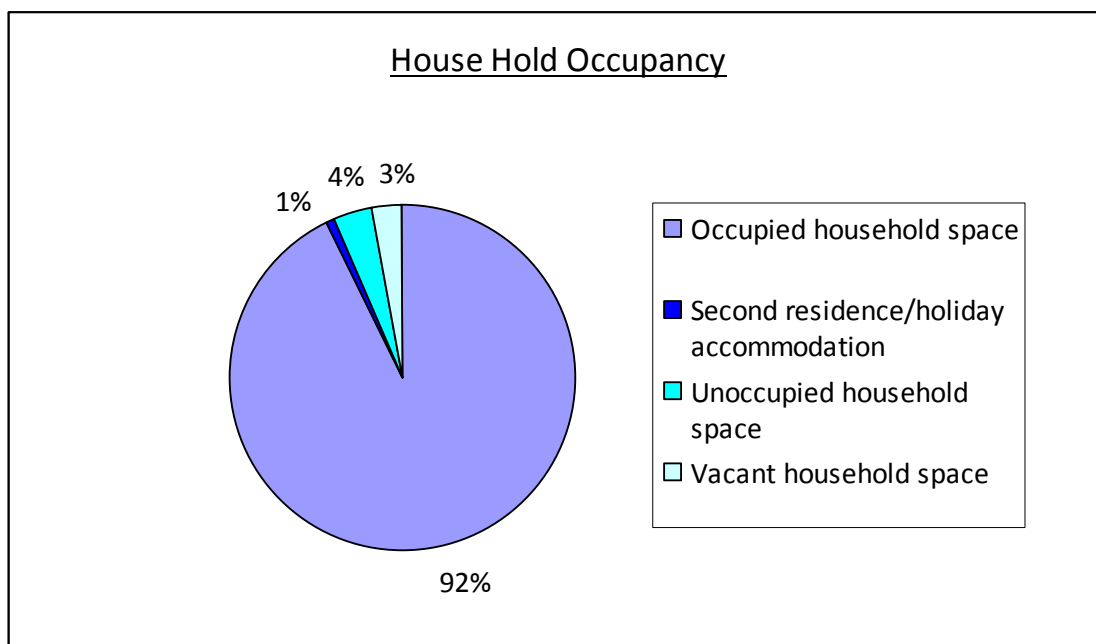
The below graph shows that the most popular tenure is owner occupied, accounting for 78% (Census, 2001). A further 13% are households with tenure rented from the Local Authority, Housing Association or Registered Social Landlord and a further 9% rent from private landlords or letting agencies.



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

House Hold Occupancy

The below graph shows household occupancy rates, with 92% of households classified a '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 3% of the housing stock is vacant household space, with a further 4% of unoccupied household space. A small proportion, 1%, accounts for holiday accommodation.



(Source: Census, 2001) © Crown copyright

Market Data on Completions and Sales

	2005	2006	2007	2008	2009	2010
Number of Dwellings completions	2	0	2	0	1	2
Number of committed dwellings	2	3	4	7	5	5
Number of Affordable dwellings	0	0	0	0	0	0

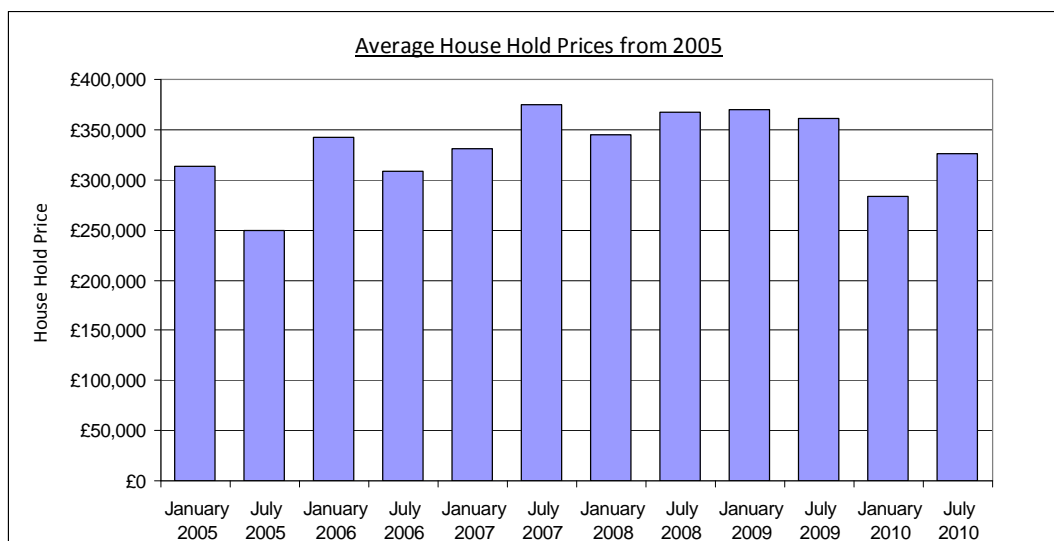
(Source: AVDC 2010)

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

The number of completed dwellings over the last five years has remained relatively consistent annually ranging between 1 or 2 completions per annum. This reflects the constrained nature of the village. There have been no rural exception schemes for Brill in the last five years, with no affordable homes having been completed.

Average House Hold Price over last 5 years

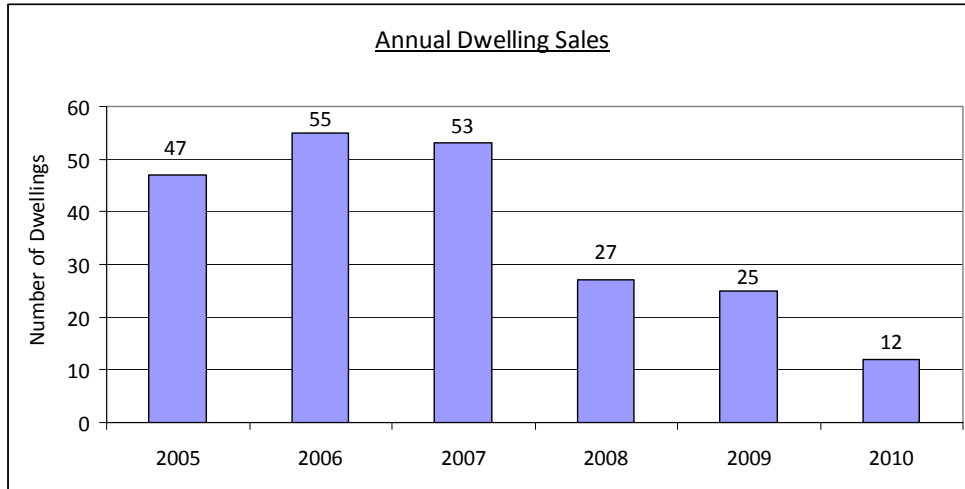
The below graph shows the average house price in Brill over the last 5 years. The average price has fluctuated over the past 5 years, with the most notable change between July 2009 and January 2010. Excluding this, average house prices have remained above £300,000 since January 2006 with the average house price at £325,000 in July 2010.



(Source: Hometrack, 2010)

Housing Sales

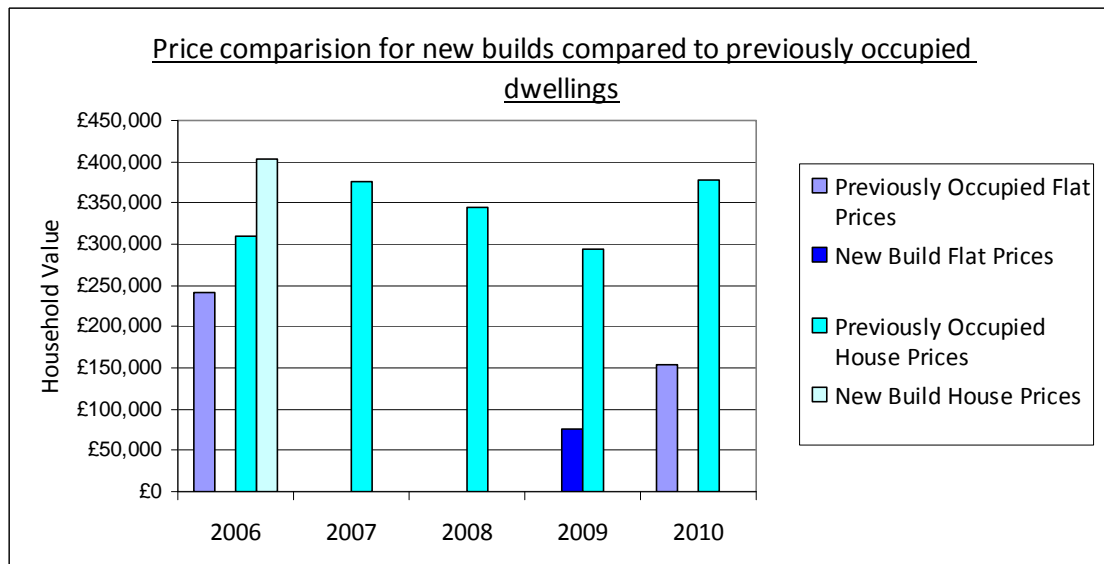
In 2010 there were 12 property sales in Brill Ward. This equates to 1.1% of the private housing stock turning over, compared to a regional average of 1.2%.



(Source, Hometrack, 2010)

New Build Price Comparison

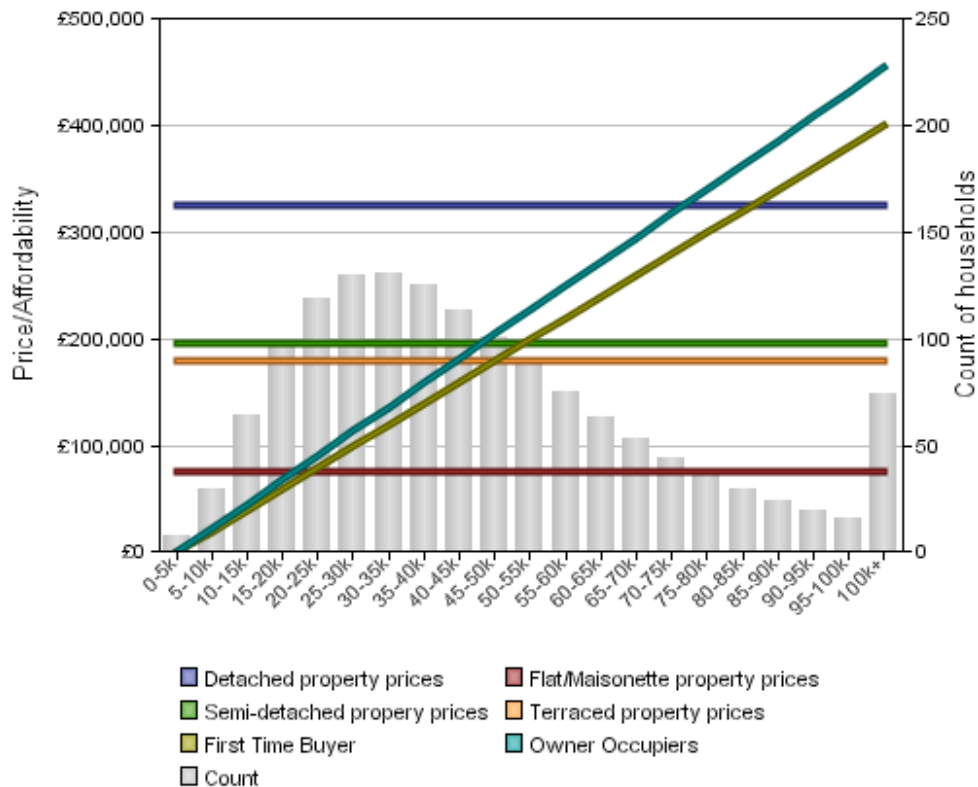
The below graph provides a price comparison between new build dwellings and those that have been previously owned. The below chart shows there has been little new build development in Brill over the past 5 years. 2006 saw the development of new build dwellings valued at £400,000 when compared to previously owned dwellings at approximately £310,000.



Source: HM Land Registry, (September, 2010) Please note not all data is available for each year.

Affordability

The below 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 £20-25,000. To buy a flat/maisonette for a owner occupier on a mortgage based on three times your income, you need to be earning at least £15-20,000. In contrast to this, to buy a terraced property a first time buyer would need to be earning £45-50,000.



Source: Hometrack, (September 2010)

Housing Need

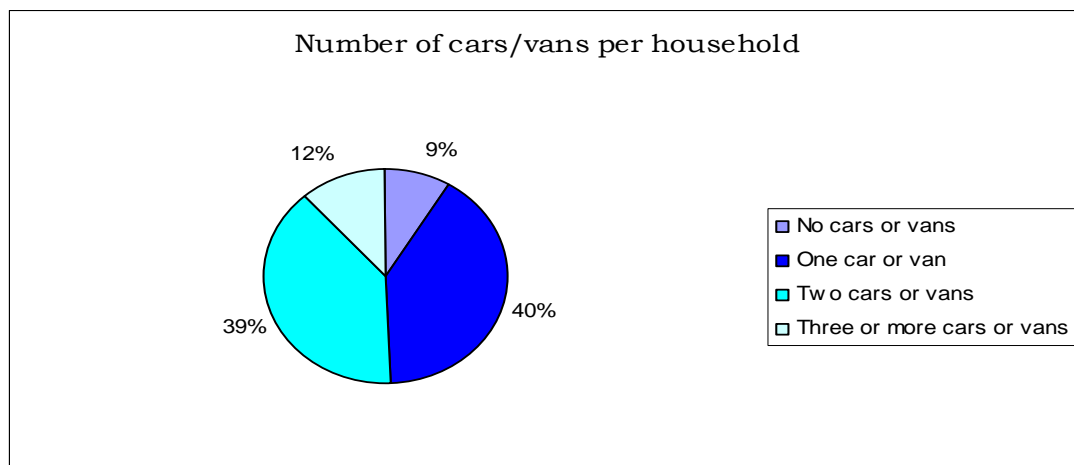
In Brill parish, there are 9 households on the waiting list for Council housing (Source, AVDC October 2010). The total number of people on the council housing waiting list is 4,410. Please note that within this figure there are 1,022 people on the waiting list from outside the district and 120 households where the Council has so far been unable to map their location due to unrecognisable postcodes (please see annexe 2 for map of number of houses on the district waiting list).

Transport and connections

The Infrastructure and Constraints map shows transport connections and infrastructure for Brill.

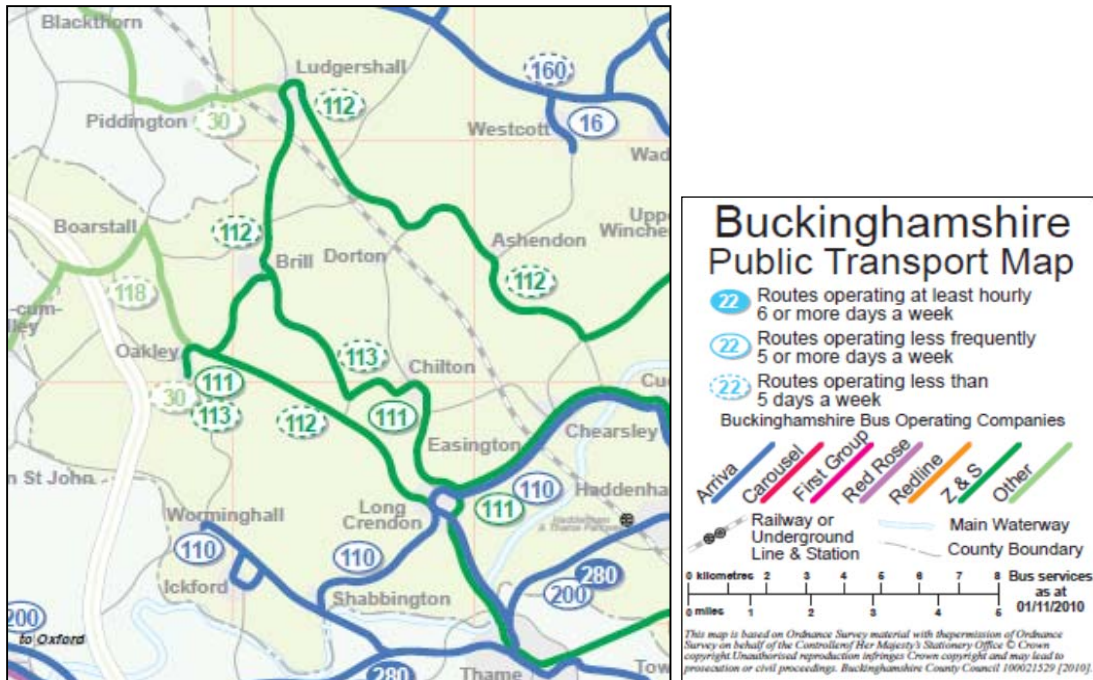
Brill is located close to the M40 and between the B4011, and A41. The village is dissected by four roads which wind up the hill and meet in the centre of the village. These routes are small country routes connecting to surrounding villages and beyond this the B4011 which connects to Bicester and Thame and the A41 connecting to Aylesbury and Bicester.

The below graph looks at the number of cars owned per household based on data from the 2001 census. The graph shows that 91% of households own at least 1 vehicle, with a high proportion (51%) owning at least two vehicles. This is likely to be due to the rural nature of the village, compared to the rest of the district a higher proportion of household own two or three vehicles.



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

Brill has a number of infrequent bus services operating along the main roads through the village. There is an early morning service (bus number 111) connecting the village to Thame and Aylesbury leaving the village at 7.37am only in school holidays or 9.38am Mondays only. The bus number 112 service operates Wednesday and Friday only to Thame and /Aylesbury leaving at 9.32am (Buckinghamshire County Council, Bus Timetable, 2010). The bus services are not frequent and therefore primarily operate Mondays, Wednesday and Fridays or during school holidays. It is likely therefore that the current bus services do not provide enough connection and frequency to be relied upon as the only mode of transport.



The village has a wide network of footpaths running through and round the village (in a radial network) and connect the village to the surrounding countryside. To the north of the village there are two footpaths connecting the village to woodlands (including Rushbeds and Chickwell Woods) and the surrounding countryside. To the west of the village a further footpath connects the village to the Boarstall Wood and Boarstall village. To the east and south there are a further two footpaths running to the south of the village connecting Brill with the village of Chilton and to the east Dorton.

To the north east of the village is the railway, with the nearest station at Haddenham and to the north, Bicester. The line runs in to London and from Bicester heads north to Birmingham.

Public transport, walking and cycleways are also shown on the constraints and connections map in section 5 of this paper.

Water Cycle and Flood Risk

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

Wastewater treatment works – The Worminghall Wastewater treatment works is nearing capacity. It can only accommodate very limited growth without extensions or upgrades and revised consent.

Wastewater network – There are significant existing capacity constraints due to draining to the Worminghall Wastewater Treatment Works which is nearing capacity.

Water Supplies – Local network reinforcements required for new housing development

Water Quality – No constraints

Surface Water Management with regard to Water Cycle infrastructure – No constraints

Fact File Summary

- Steady population growth from 1951 to 2001 with a population of 1,190 (Census, 2001);
- Low levels of deprivation within the parish, particularly low when compared nationally and with surrounding parishes;
- Low levels of employment within the village with only limited employment opportunities, however well located to larger rural employment sites surrounding the village and in nearby Westcott and Long Crendon;
- 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 convenience stores, post office, doctors surgery, community centre and sports and leisure facilities;
- The village also has a primary school which is well attended and at near capacity. The nearest secondary school is in nearby Waddesdon and also in nearby Aylesbury;
- There is a high proportion (68%) semi-detached and terraced dwellings, compared to 27% detached. The age profile for the village shows the majority in the 45-64 age band, approximately 27%;
- House prices have steadily risen since 2005, peaking at £375,000 in 2007, they have remained steadily above £300,000 with a slight dip in 2010, and latest average figure for July 2010 of £325,000;
- In Brill parish, there are 9 households on the waiting list for Council housing;
- Annual dwelling sales haven fallen since 2006, falling from 56 in 2006 to 12 in 2009;
- Low levels of crime, particularly when compared nationally;
- Very limited public transport, with limited bus services to and from Brill and surrounding villages.

5. Issues facing the Parish

Issues have been identified through work by the Local Area Forum (Community Area Plan 2009), the Conservation Area Plan (1980), as well as through site assessment work and discussions with internal consultees (2010).

Haddenham & Long Crendon Local Community Area (Local Area Forum) Plan (2009)

- The 'need for affordable housing that remains affordable' is flagged up as an issue in the Plan (2009). It should be noted that there is still one site in the village that has permission for 12 dwellings; this site is yet to be developed.
- Public transport is a key issue for the population of Brill with very infrequent services, and this is a particular barrier for young people. Improvement of public transport could reduce reliance on private motor vehicles, improve connections with surrounding villages and allow sustainable travel options. The existing service is poor and therefore is unable to act as a reliable mode of transport particularly for young people; this was flagged as an issue in the Local Area Plan (2009).

The Conservation Area

- An up to date conservation area plan has not yet been produced for Brill, the last Conservation Area Plan was produced in 1980. This identified some key issues for Brill, which are set out below. More recently a district-wide conservation management plan and draft Supplementary Planning Document which applies to all conservation areas have been produced. The latter sets out that the Council will prepare Management Plans for each conservation area. Below sets out some key issues set out for Brill in the 1980 Conservation Area Plan and the district-wide Conservation Area Management Plan (May 2009).

The Conservation Area Plan (1980)

- The centre of Brill is a large designated Conservation Area. The definition of a 'Conservation Area' is an area designated by the Council in order to control development in areas of special character, historic or architectural importance. The overall objective is to avoid neglect, protect inward and outward views, ensure development is sympathetic and complements the character of the area, and where possible enhance the area's character.
- The Conservation Area covers Temple Street, High Street, Church Street, The Green and Windmill Street. The area provides a restriction to development and contains a number of listed buildings. In any further development, preservation of important views and conservation of buildings should be made a priority (Brill Conservation Area Plan, 1980).

District-wide Conservation Area Management Plan (May 2009)

The Plan sets out the following issues apply to all conservation areas:

- Encouraging the use of traditional materials
- The restoration and management of particular features
- Control over land uses
- Traffic Management
- Street Improvements and the public realm
- Encouraging ownership and community involvement
- Management of the natural environment

Officer identified issues from the settlement assessment and internal consultations (2010)

- It is clear from the analysis of Brill over the last 10 years, and look back at history specifically planning history, that Brill has been constrained from further development due to its setting and environmental constraints. It is very unlikely that there is much scope for the village to be developed further due to these constraints, this therefore has the potential led to a shortage in supply for housing, specifically affordable housing.
- Congestion along the key routes through the village is prevalent, specifically along the high street and around the stores. Residential parking was flagged as an issue in the Brill Plan (1968), alongside the issue of casual and shoppers parking. As with many of the older villages with historic cores, many of the older parts of Brill rely on on-street parking particularly along Temple Street and the High Street. This can create congestion along the key routes through the village. The village itself is not bisected by a key road network like some other villages such as Waddesdon, however, can be used as a cut through from surrounding villages to the B4011 (Thame/Bicester Road).
- Commuting and loss of employees to surrounding towns, villages and to Oxfordshire. The employment land study assessment of travel to work showed the highest destination as the M40 corridor (Oxfordshire) and rural areas within Aylesbury Vale. The high proportion (75%) of residents travelling to work by car also suggests a high proportion of out commuting. Due to its rural nature this is likely to be inevitable, however, more sustainable transport connections (specifically improved bus services).
- A further potential aspiration, identified as an issue by surrounding settlements within the Local Area Forum, is the need for better telecommunications, such as improved internet, faster broadband, to facilitate home working. This could be beneficial to the village.

6. Parish Constraints

The following constraints have been identified from the maps located on pages 36-40. Please see the methodology in section of the generic topic paper for explanation of data used to development the constraints map.

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 Brill and its immediate surroundings comprise grade 4 agricultural land. Beyond the village, specifically to the east of the village is of higher, grade 3 agricultural land value. Where necessary, detailed work will be needed to distinguish between grades 3a and 3b for 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). Brill sits 185 metres above sea level falling to 145m outside of the village. The village sits prominently on the hill looking down on the Vale countryside and surroundings.

Environmental Constraints Map

Environmental

To the north west of village, around the windmill is Brill Common, a large area designated as a 'Site of Important Nature Conservation', 'Local Nature Reserve' and 'Local Wildlife Site'. These are defined below:

Site of Important Nature Conservation – Designations for important nature conservation sites, identified by Buckinghamshire County Council (previously known as Biological Notification Sites);

Local Nature Reserve – Buckinghamshire County Council designated sites with wildlife or geological features that are of special interest locally;

Local Wildlife Site - 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.

The area immediately surrounding the church is identified as a biological notification site. This is a local non statutory designation for important biological sites. These are sites which have not been renamed as Sites of Important Nature Conservation.

Brill also has a number of Notable species identified as can be seen on the plan showing environmental constraints. Notable species are locations of Important Ecological Species identified by the Milton Keynes and Buckinghamshire Biological Records Centre. The plan shows three identified within the built up area of the village and also a number within the centre of the village.

As expected the village has no specified areas of flood risk, however does have areas that are susceptible to some surface water flooding.

Historic Constraints Map

Conservation Area & Listed Buildings

From looking at the map shown on page 38 it can be seen that Brill has a large number of constraints. The Conservation Area covers a high proportion of the village, specifically Temple Street, High Street, Church Street, The Green and Windmill 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. The Conservation Area covers the historic parts of the town, including the church, green and square and a relatively large number of listed buildings (approximately 60) when compared to other villages.

Listed Buildings are listed by English Heritage and help and conserve the structure, use and setting of a building important to history or architecture. The older a building is the more likely it is to be listed.

Archaeological Notification Areas

The village is in its entirety classified as an Archaeological Notification Area, the village also has two Scheduled Ancient Monuments (SAM's), the site of the church is designated as a SAM and there is further SAM to the north of the village.

Archaeological Notification Areas are those that within which there is specific evidence recorded on the Buckinghamshire Historic Environment Record. Scheduled Ancient Monuments (SAM's) are those recognised as a nationally important archaeological site or historic building, and are given protection against unauthorised change.

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 Brill is Landscape Character Type 09, defined as Low Hills and Ridges.

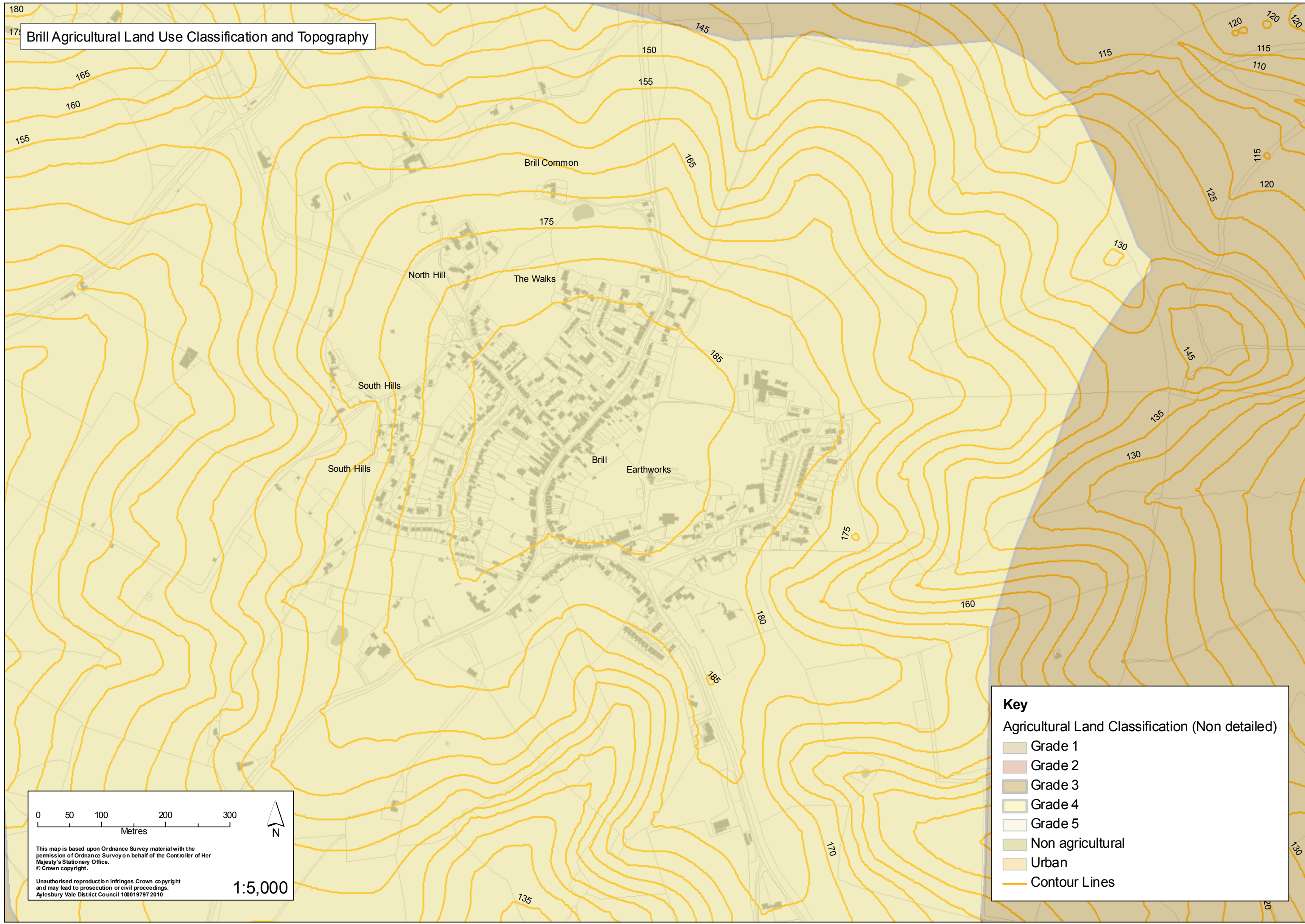
The Areas of Sensitive Landscape study (2008) followed up the Landscape Character Assessment looking specifically at the sensitivity of areas to change and new development. The following criteria determine how sensitive an area is –landscape quality, scenic quality, rarity, representativeness, conservation interests, wildness Brill has a landscape sensitivity of 90-100%. This high score reflects the sensitive and distinctive landscape within which the village is located and its prominence on higher ground compared to its surroundings.

Infrastructure and Transport Connections map

Brill's facilities, connections and infrastructure

The plan 40 shows Brill in the context of its transport connections and infrastructure. As discussed within section 3, Brill has a number of key facilities including a primary school, two local stores, post office, 2 pubs, sports and social club and community hall. In relation to employment, within the village there is limited employment available, however beyond the village are two established employment sites, shown on Plan XX and within the village the Fire Station. Brill has 4 main routes colluding in the centre of the village, these connect the village to surrounding local areas, and the village is well connected via the two main truck roads, A41 and B4011 to Bicester, Thame and Aylesbury

Brill Agricultural Land Use Classification and Topography



Key

Agricultural Land Classification (Non detailed)

- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Grade 5
- Non agricultural
- Urban
- Contour Lines

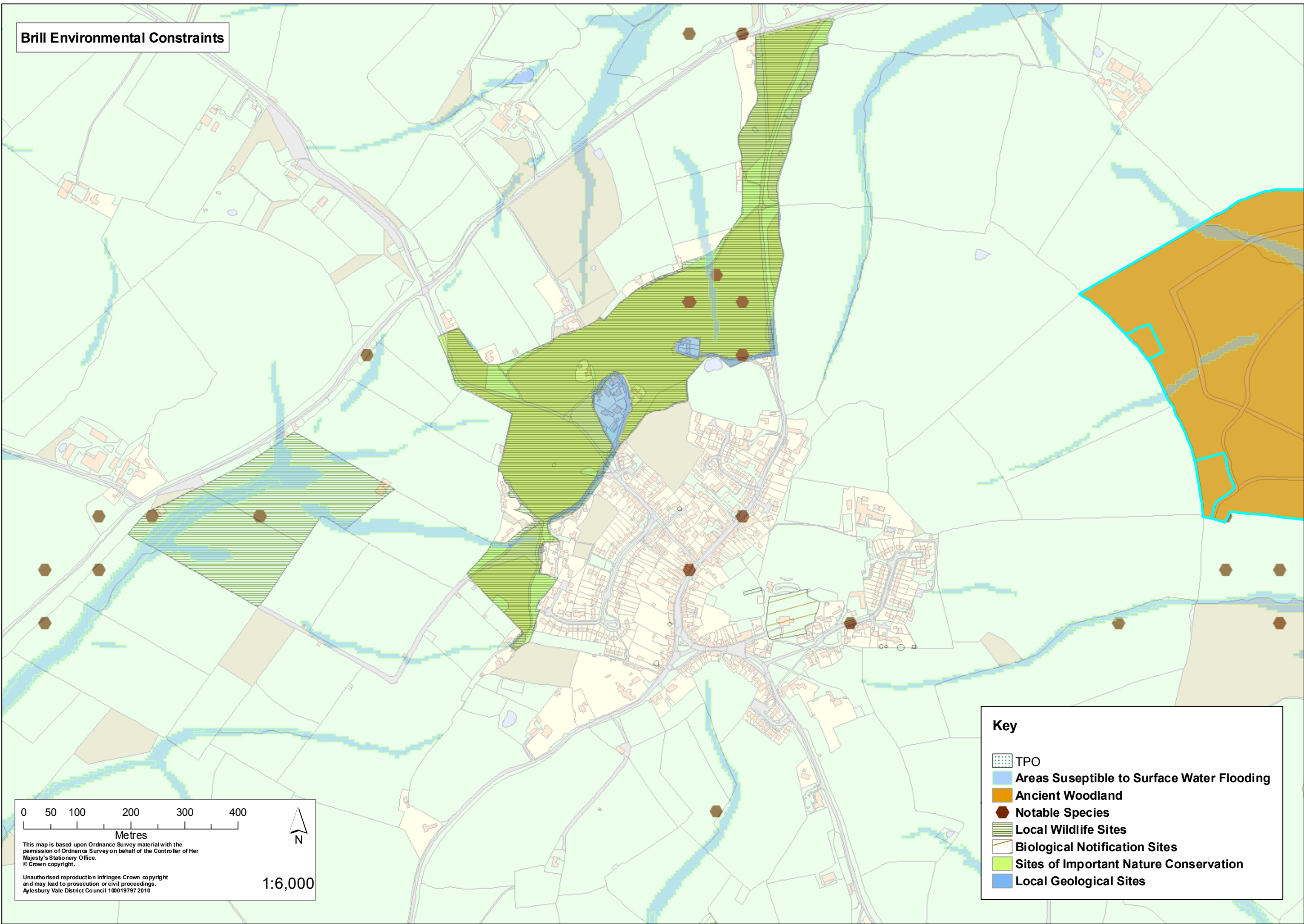
0 50 100 200 300
Metres

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Brill Environmental Constraints



Key

- TPO
- Areas Susceptible to Surface Water Flooding
- Ancient Woodland
- Notable Species
- Local Wildlife Sites
- Biological Notification Sites
- Sites of Important Nature Conservation
- Local Geological Sites

0 50 100 200 300 400
Metres

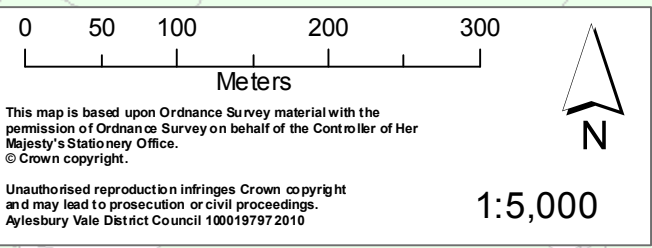
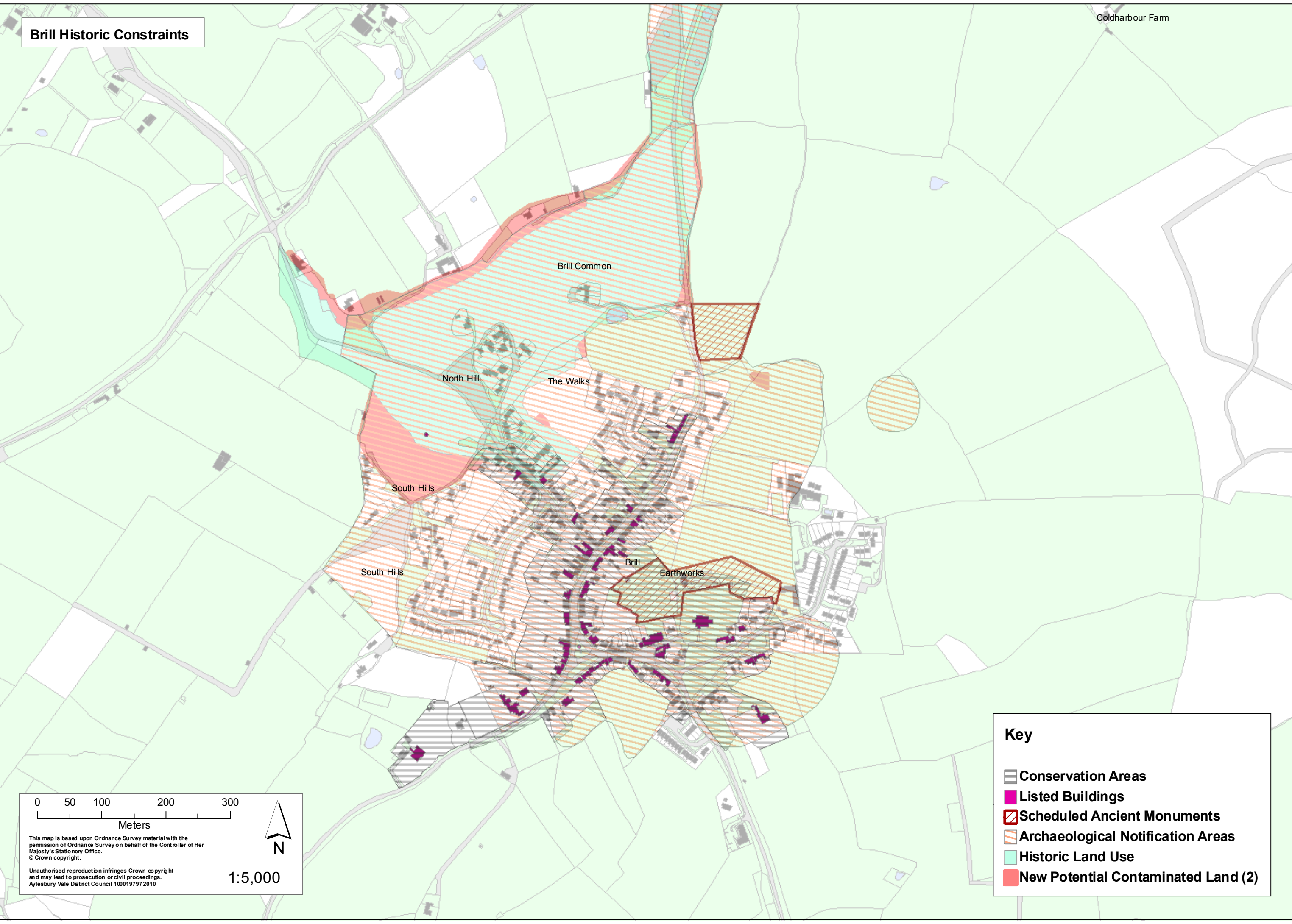
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Brill Historic Constraints

Coldharbour Farm

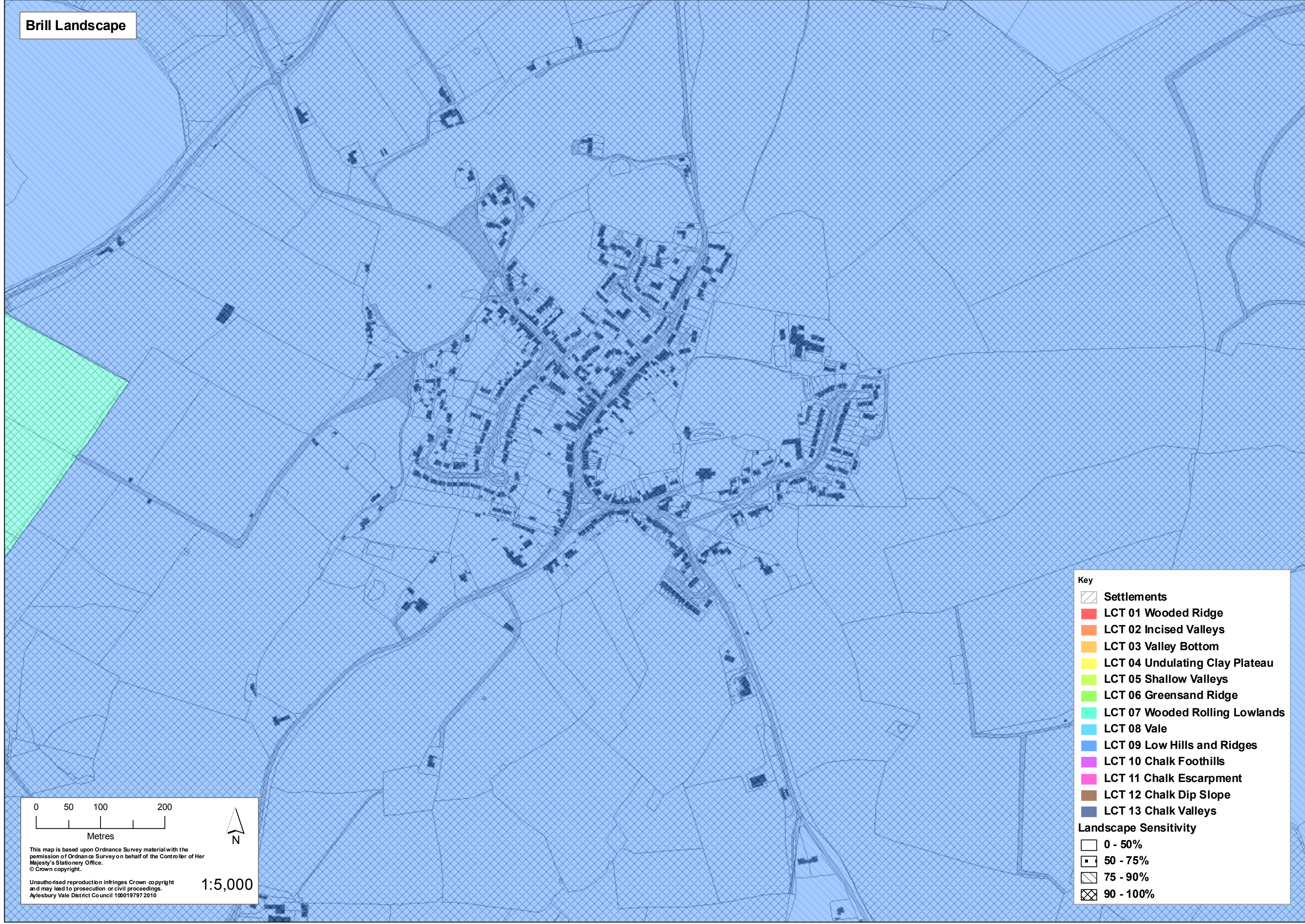


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
Key

- Conservation Areas
- Listed Buildings
- Scheduled Ancient Monuments
- Archaeological Notification Areas
- Historic Land Use
- New Potential Contaminated Land (2)





Brill 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%

0 50 100 200
Metres

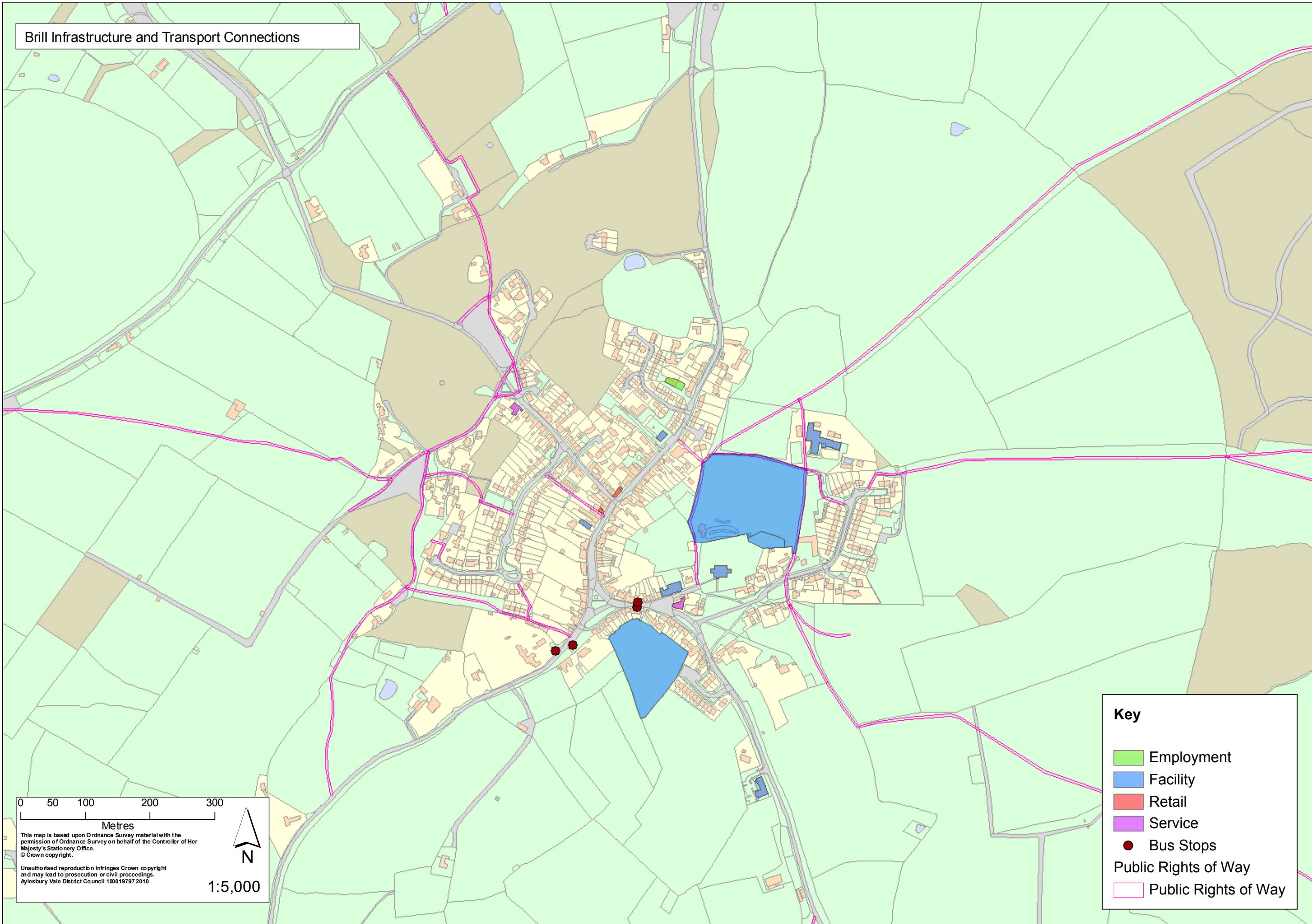


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Brill Infrastructure and Transport Connections



0 50 100 200 300
Metres

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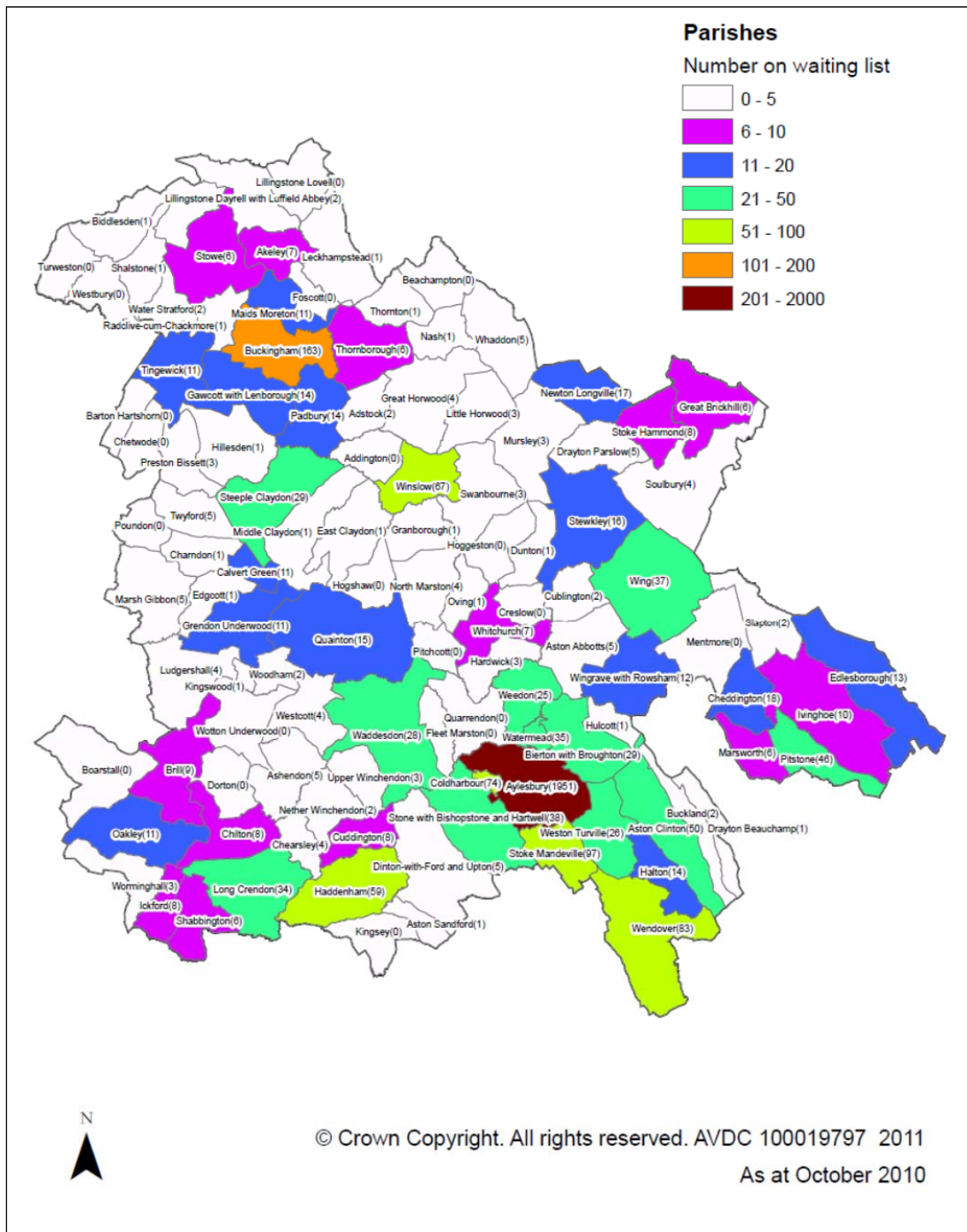
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Key

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

Annex 1: Housing Waiting List



Annex 2: References

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

Green Infrastructure	
Aylesbury Vale Green Infrastructure Strategy 2011-2026	http://www.aylesburyvaledc.gov.uk/leisure-culture/parks-open-spaces/aylesbury-vale-green-infrastructure-strategy/
Buckinghamshire Green Infrastructure Strategy	http://www.buckscc.gov.uk/bcc/strategic_planning/green_infrastructure.page
AVDC Green Spaces Audit	http://www.aylesburyvaledc.gov.uk/leisure-culture/planning-policy-guidance-17/-green-space-audit/
Transport	
Public transport stops	http://www.transportforbucks.net/Buses-and-trains/Maps/Real-time-bus-map.aspx
Bus time tables	http://www.transportforbucks.net/Buses-and-trains/Bus-timetables.aspx
Community Transport Schemes	http://www.alt-transport.org.uk/schemes_av.asp
Other	
Settlement audit 2008	http://www.aylesburyvaledc.gov.uk/local-development-plans/planning-policy/withdrawn-core-strategy/avldf-evidence-base/miscellaneous-evidence/review-rural-settlement-hierarchy
Aerial Photography	http://maps.google.co.uk/maps
Population stats from 1951	AVDC, 2010, paper copies available on request for the last 5 censuses