

# EDLESBOROUGH PARISH NEIGHBOURHOOD PLAN 2013 - 2033



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**August 2017**

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## Foreword

Government long term planning has identified the need for a substantial uplift in the number of new homes to be built in the planning period up to 2033.

Two broad approaches are available

- (a) Do nothing: Leave it to the planning authorities to decide all aspects of building projects in the planning period to meet the numbers objective.
- (b) Facilitate appropriate development: Allow local Parish Councils to develop a fully discussed plan with residents as to a broad range of conditions and objectives that best suits the local environment.

The Parish Council takes the view that it would be better if it could be established from residents how they would like the Parish to look in the future whilst accommodating the target build figures identified in the Local Plan

The housing allocations specified in the July 2016 Draft Vale of Aylesbury Local Plan (VALP) for each of the three villages during the period 2013 to 2033 are as follows:

	Number of New Homes		
	Edlesborough	Dagnall	Northall
As currently required by the VALP	164	11	9
Already approved since 1.4.2013	107	3	5
Balance of site allocations now required	57	8	4
Number of new homes provided in this Neighbourhood Plan	61	Nil sites as Dagnall is in Green Belt	Nil sites as less than 5 required

Producing a neighbourhood plan will allow for the definition of village boundaries, establish protection for playing fields, allotments and sites of interest, whilst providing clarity for retail and business premises development. In addition a broad range of policies can be established to ensure as far as possible the protection and character of the settlements within the Parish.

In summary your Parish Council believe that based on what the community has said during the public engagement process, there is a strong wish to protect and enhance village life by influencing future development by ensuring the sustainable delivery of appropriate development reflecting the wishes of the community, using the policies outlined in this Plan. Thanks are given to the Steering Group and the community for making this Plan come to fruition so that future development in the Parish is no longer left to the developers and the local authority. Our Plan gives us a voice and a means to shape our future development.

Alan Williams  
Chairman – Edlesborough Parish Council  
On behalf of the EPNP Steering Group

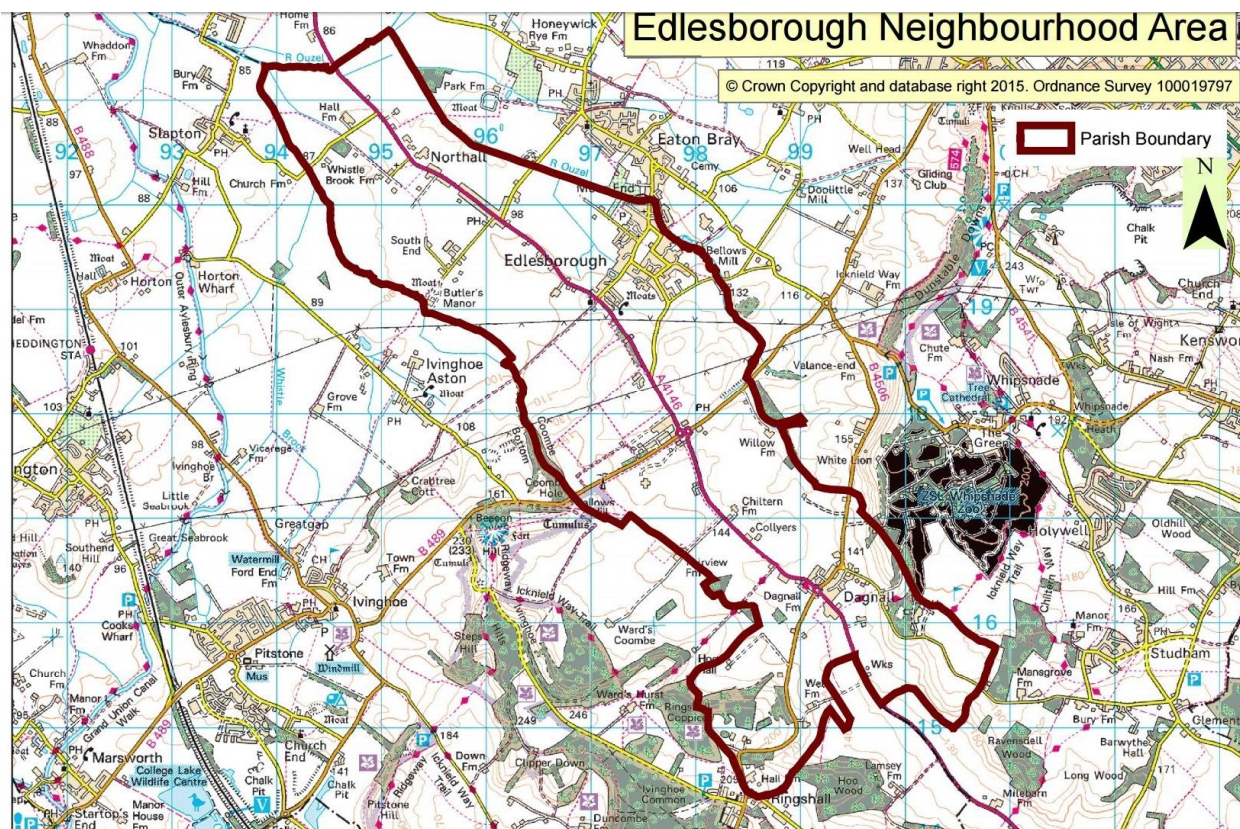
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# 1. Introduction & Background

## Introduction

1.1 Edlesborough Parish Council (EPC) has prepared a Neighbourhood Plan for the Edlesborough Neighbourhood Area. The Neighbourhood Area shown in Plan A below was designated by the local planning authority, Aylesbury Vale District Council (AVDC) on the 2<sup>nd</sup> November 2015, under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.



Plan A: Designated Edlesborough Neighbourhood Area

## The Neighbourhood Plan

1.2 The purpose of the Neighbourhood Plan is to allocate development land and to make planning policies that can be used by the District Council to determine planning applications in the area for the period April 2013 to March 2033. Its policies will aim to protect the special historic character of the Parish and its surrounding landscape setting but also to plan for the sustainable growth of the Parish to 2033.

1.3 Neighbourhood Plans provide local communities with the opportunity to shape the future development of their areas. Once approved at a public referendum of the local electorate, the Neighbourhood Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided by AVDC. Plans can therefore only contain land use planning policies specifically relating to land use, to be used for this purpose.



1.4 This often means that there are more important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if they are not directly related to planning.

1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood plans must meet some basic legal requirements, these are known as the 'basic conditions'. These are:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State
- The making of the neighbourhood plan contributes to the achievement of sustainable development.
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations

For the Plan to be made it must demonstrate how the prescribed conditions and matters have been met and complied with in connection with the proposal for the Neighbourhood Plan.

1.6 In addition, the Parish Council must be able to show that it has properly consulted local people, landowners and other relevant organisations during the process of making its Neighbourhood Plan, meeting the requirement to show sufficient community engagement with stakeholders in accordance with the 2012 Neighbourhood Planning Regulations (as amended).

1.7 These requirements will be tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will recommend that the District Council organises for the Plan to be put to a public referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then the EPNP becomes adopted as formal planning policy for the area and the made plan will form part of the AVDC statutory development plan.

### **The Pre-Submission Version**

1.8 The Pre-Submission version of the Neighbourhood Plan provided the opportunity for the Parish Council to formally consult on the proposed vision, objectives and policies. It has reviewed national and local planning policies and how they may affect this area. Furthermore, the Parish Council has engaged with the local community and sought their views and opinions on local planning issues that the Neighbourhood Plan might help to address.

1.9 In accordance with the EU directive 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations, the District Council undertook a screening report of the EPNP, concluding that the plan has some potential to have significant environmental effects, recommending that a joint Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) be produced alongside the plan to set out how these environmental effects will be appropriately mitigated and to ensure the plan considers more widely the balance of sustainability, to help ensure the plan meets the 'basic conditions'. The joint SEA/SA was therefore published alongside the pre-submission plan for consultation.

### **The Submission Version**

1.10 Once the consultation exercise for the pre-submission version was complete, the Parish Council reviewed all the comments made and prepared a final version of the Plan, known as the 'Submission Plan' for submission to the District Council to arrange for its independent examination and public referendum.

## 2. The Neighbourhood Area

### An Introduction to the Parish

2.1 Edlesborough Parish is a rural parish that includes the three separate electoral wards of Edlesborough, Dagnall and Northall. It is situated at the foot of the Chiltern Hills approximately 14 miles north east of Aylesbury, 6 miles south east of Leighton Buzzard, and 4 miles south west of Dunstable at the very edge of Buckinghamshire. The Parish adjoins Bedfordshire to the north and east and Hertfordshire to the south. Part of the Parish also lies in the Metropolitan Green Belt. The B440 passes through the entire length of the Parish from Dagnall through Edlesborough to Northall.

2.2 Edlesborough is the largest village within the Parish. Northall lies approximately 1.5 miles to the northwest along the B440 and Dagnall 2.7 miles to the south east, again on the B440. The 'spine' of Edlesborough village is the High Street, which runs from its junction with the B440 Leighton Buzzard to Hemel Hempstead road to the county boundary at Eaton Bray. Most of the village facilities are located within the High Street. The dominant feature of Edlesborough is the church of St Mary, which stands elevated upon what is believed to be an ancient barrow or Roman camp at the south-western edge of the village. Another key feature is the large village green in the centre of the village. The village enjoys views of Dunstable Downs and the iconic Whipsnade Lion. Edlesborough can be seen from various viewpoints.

2.3 Dagnall is the next largest village and lies to the south of the Parish at the intersection of the B440 and the B4506, with the majority of the dwellings situated to the east of the B440. Surrounding the village is farmland with views to Ivinghoe Beacon and Ashridge Forest to the west. The entire parish ward of Dagnall is within the Metropolitan Green Belt and the Chilterns Area of Outstanding Natural Beauty. Whipsnade Zoo borders the eastern edge of the village.

2.4 Northall is the smallest of the three villages that make up the Parish. It straddles the B440 for about half a mile in length to the north of Edlesborough village. Although the two remaining public buildings, the Village Hall and The Swan public house, are located at the southern end, the village lacks an identifiable centre being essentially ribbon development on either side of the B440.

2.5 Data from the 2011 National Census only identifies statistics down to parish level, it is therefore not possible to draw any direct comparisons between the three parish wards. The available statistics do however allow comparisons to be made between the Parish and both Aylesbury Vale and the South East in general.

2.6 19% of the population is under 16 which is the same as the South East overall and fractionally lower than Aylesbury Vale (20%). The proportion of over 65's at 19% is however 2% higher than the South East and 4% higher than Aylesbury Vale.

2.7 The proportion of employed or self employed in the Parish at 66% is marginally higher than the South East in general (65%) but lower than Aylesbury Vale overall (69%). Despite this, the proportion of unemployed (job seeking) in the Parish is only 2% compared with 3% for both the South East and Aylesbury Vale. This is consistent with the higher proportion of over 65's, resulting in a greater proportion of retirees.

2.8 The Parish has a slightly lower proportion of people with no formal qualifications at 16%, compared with 19% for the South East overall and 17% for Aylesbury Vale. The 49% of people with a degree or equivalent is significantly higher than either the South East (39%) or Aylesbury Vale (43%).

2.9 Only 8% of parishioners travel to work by public transport compared with 13% in the South East and 9% in Aylesbury Vale, with 74% travelling by car or motorbike compared with 66% in the South East overall and 72% in Aylesbury Vale. This reflects the general paucity of public transport opportunities available to residents.

2.10 The lack of available public transport and consequential reliance on private cars is also reflected in the car/van ownership statistics. The proportion of households with no cars in the Parish is just 6% compared with 19% in the South East and 13% in Aylesbury Vale. Similarly the proportion of households with 2 cars per household is high at 47% compared with 30% in the South East and 36% in Aylesbury Vale.

2.11 Owner occupied levels are high in the Parish at 86% compared with 68% in the South East and 72% in Aylesbury Vale. Equally, rented accommodation is low at 12% compared with 30% in the South East and 26% in Aylesbury Vale.

2.12 The proportion of detached dwellings in the Parish is high at 59% compared to 28% in the South East in general and 33% in Aylesbury Vale. Similarly, the proportion of flats/apartments is very low at 1%. The proportion for the South East is 20% and for Aylesbury Vale, 11%.

2.13 The high proportion of large detached houses compared to smaller homes is also reflected in the council tax bands. Only 25% are in the A to C bands compared with 28% in the South East overall and 33 % in Aylesbury Vale. 65 % of houses in the Parish are in the E to H bands compared with just 28% in the South East and 33% in Aylesbury Vale.

2.14 Despite being located on the busy B440 linking Leighton Buzzard with Hemel Hempstead, transport links with the rest of the district are poor. The B440 is perceived by residents and users to be totally inadequate for the traffic that it carries, especially since the dramatic housing growth in recent years at Leighton Buzzard. It was originally the B486 and was reclassified as the A4146 in the early 1970's without any upgrading whatsoever. However after the opening of the A505 link with the M1 in 2017, the A4146 was declassified as the B440. Links to Aylesbury via the B489 are also very poor.

2.15 Poor roads and pavement maintenance has also been identified by residents as an issue. Pavements along the B440 are said to be inadequate due to being narrow and poorly maintained, with insufficient separation from the very busy main road carrying large volumes of traffic, especially HGVs. There is also poor disabled access on pavements throughout the Parish, although recent improvements have been made in Edlesborough village. In addition there is a need for all-weather footpaths/cycle-ways to link Northall & Dagnall to Edlesborough (where the shops, surgery, chemist, dentist & primary school are located).

## **Edlesborough Village**

### Introduction

2.16 The village name is Anglo Saxon in origin meaning 'Eadwulf's barrow' i.e. 'hill or barrow' (the church of St. Mary the Virgin stands high on a mound or small hill). During the 1086 Domesday Book the village was listed as *Eddinberge*.



2.17 Archaeological evidence dates the village back to the times of the Roman occupation. The village was particularly important during the Middle Ages due to the Assizes of the county being held there in 1332. Two key historic buildings remain today; the Tithe barn and St Mary's Church. The Tithe barn was built during the 15<sup>th</sup> and 16<sup>th</sup> century and is located in the High Street. This was used as a farm building up until the early 1980s when it was converted into prestige offices. The church of St. Mary the Virgin dates back from the 13th century. St Mary's Church stands in an elevated position on what is believed to be an ancient barrow at the south end of the village. This is a significant landmark and is visible for some distance outside Edlesborough. There are also a number of well maintained thatched cottages within the village, the oldest of which is believed to date from the 1500s. Edlesborough was originally an agricultural community, although the village is now predominantly residential. There is only very limited employment within the village.

#### Development 1945 to 2000

2.18 Edlesborough has accommodated considerable growth post World War II, especially during the 1970's and 80's when four relatively large residential developments were built. The first of these was the St Mary's Glebe development comprising 21 houses which was built in the early 1970's, closely followed by the Good Intent / Jacksons Close / Orchard End development, consisting of 43 houses. The Pastures development built in the mid to late 1970's comprised 84 houses and then the Cooks Meadow / Wren Walk development was built in the mid to late 1980's which added a further 48 houses. These developments along with a number of smaller ones built during the same period meant that the population of the village proper, which at the end of 1968 was estimated to be about 600, had grown by 900 to approximately 1,500 by the millennium. During the same period, the parish population increased by 1,150, from about 1,450 to 2,600, demonstrating that the bulk of the growth of the Parish was within the village of Edlesborough itself.

#### Development in the last 15 years

2.19 There has been very little significant development within the village of Edlesborough since the millennium, largely as a consequence of the AVDLP policies approved in January 2004 which limited the size of new developments on sites other than brownfield ones, to five houses or less. However since that Plan expired in 2011, there have been a number of unplanned speculative applications that AVDC have been obliged to approve in the light of central government's National Planning Policy Framework. The current population of the parish ward of Edlesborough (as opposed to the village of Edlesborough) is 1654.

#### Village Green

2.20 This is a large area (3.8 ha) in the centre of the village, greatly used and appreciated by parishioners for leisure purposes as well as being used by various local sports organisations for football (adult and junior), cricket and tennis. The Green accommodates one adult football pitch and three junior pitches, a cricket pitch, two tennis courts (used and maintained by Edlesborough Tennis Club). A sports pavilion is also provided for the use of the organised clubs, which is currently the subject of a community project to replace it with a larger, more fit for purpose, pavilion. In addition there is a children's playground and a basketball hoop.

The Green also incorporates two car parks, one adjacent to the pavilion and the other adjacent to the junction of Pebblemoor and the High Street.

### Village Hall

2.21 The Memorial Hall located at the junction of the High Street and Pebblemoor, serves as both the Edlesborough village hall and the parish hall. It can accommodate up to 80 people and includes a kitchen facility and toilets as well as the main hall, and has disabled access.

### Places of Worship

2.22 The Church of St Mary opposite the northern end of the High Street was declared redundant by the Diocese over 40 years ago, and is now owned and maintained by the Churches Conservation Trust. The Anglican parish church is now the church of the same name in the neighbouring village of Eaton Bray in Bedfordshire. Edlesborough church remains consecrated, but is only used for services once or twice each year. There are Methodist and Baptist churches in the village, both in the High Street.

### Cemetery

2.23 The parish owned and managed cemetery is adjacent to the closed churchyard of the redundant Church of St Mary. It is a lawn cemetery and is accessed via the bridleway next to the church. The cemetery does not provide any provision for car parking.

### Schools

2.24 Edlesborough Primary School, located in the High Street, caters for approximately 260 children aged between 4 and 11 years of age. An Under 5's pre-school is also based in the Primary School, which caters for children between 2½ years and school entry age.

2.25 The nearest secondary schools are in Dunstable and Leighton Buzzard, both in Bedfordshire, but most village children of secondary school age attend one of the grammar schools in Aylesbury or the non-selective school in Wing.

### Shops and Services

2.26 Retail units are concentrated around the northern end of the High Street comprising of a general store/newsagents/post office, a small bathroom showroom, a hair dresser, a florist and a beautician's studio. There is also an electrical goods/bicycle/carpet shop run by the Janes family for over 100 years.

2.27 In the same area as the retail units there is also a small café, an estate agent and a company making weathervanes, automatic gates and decorative metal products. A small private garage, NMJ Service Centre, is located in Pebblemoor adjacent to the village hall.

2.28 40 years ago the village was served by four public houses located within the village, plus a further one, The Travellers Rest, located within the parish ward of Edlesborough but remote from the village. The Travellers Rest, located at the junction of the B440 and the B489, is now the sole remaining one and that operates principally as a restaurant. Also located at the junction of the B440 and the B489 is a large used car sales site, NMJ Motorhouse.

2.29 There is a small business park located at Sparrow Hall Farm on the B440 just beyond the village limits which provides a number of additional services including a furniture showroom, a garage door supplier and a vehicle repair business

### Health Care

2.30 Edlesborough has its own health centre, located in Cow Lane. The health centre has a doctor's surgery, a pharmacy and a dentist.

### Allotment Gardens

2.31 There are two allotment sites in the village, one in High Street adjacent to the village green and the other in Cow Lane.

### Transport

2.32 As with the rest of the Parish, the majority of residents are dependent on private cars for commuting and travel, due to limited public transport connections and infrequent service. Edlesborough village is on bus route 61 connecting Aylesbury with Dunstable which provides a 1½ to 2 hourly frequency service from early morning to early evening each weekday, a similar service from mid morning on Saturdays, but no service at all on Sundays. There is also an occasional bus service to Leighton Buzzard. There are no bus service connections to the main line railway stations at Leighton Buzzard, Cheddington, Tring, Berkhamsted or Hemel Hempstead.

2.33 Traffic management has been identified by residents as an issue due to speeding motorists and inappropriate use of village roads by HGV vehicles, particularly training vehicles based in Leighton Buzzard. It has also been highlighted that there is inadequate enforcement of existing speed limits.

### Car parking

2.34 A lack of parking facilities has been identified, particularly at Edlesborough Surgery. Parking in the High Street outside the village school, causes severe congestion at start and finish times due to the lack of off-street parking facilities for parents dropping off or collecting children. The lack of off-street parking facilities outside the village shops is also cause for concern, although less serious than the other parking problems.

### Drainage

2.35 The village has mains sewers which were constructed in 1970, however most of the houses within Edlesborough parish ward but outside the village proper do not. As the sewerage system is now over 40 years old and the population of the village has almost trebled in that time, it is hardly surprising that the capacity of the system is now barely adequate. The system frequently floods during and after periods of heavy rain due to surface water entering the sewer which it is not designed to carry. Anglian Water has no published plans to upgrade or increase the capacity of the system in the foreseeable future or to extend it to include those properties outside the village without mains drainage.

## **Dagnall Village**

### Introduction

2.36 Dagnall has had a variety of names. In the 12<sup>th</sup> century it was Daganhalle, in the 13<sup>th</sup> century it was Dagehal and by the 15<sup>th</sup> century Dakenhald. At the compilation of the Domesday book it formed part of *Eddinberge* (Edlesborough) in the Yardley Hundreds, now part of the Cottesloe

Hundreds. By 1664, part at least of Dagnall had passed to John Egerton, Earl of Bridgewater, and from this date descended through the Earls and Dukes of Bridgewater to the 3<sup>rd</sup> Earl Brownlow who was Lord of the Manor until his death in 1921.

2.37 The Ashridge Estate and the straw hat industry of Luton dominated the working lives of the people of Dagnall in the 19<sup>th</sup> Century. At the census taken in 1841 there were 75 houses in Dagnall housing 78 families with a total population of 382, the inhabitants principally employed in the straw plait trade. There is currently very little employment within the village.

#### Development 1945 to 2000

2.38 Dagnall experienced considerable expansion during this period with the construction of approximately 44 local authority houses in Nelson Road on the north side of Dunstable Road and a development of 37 detached dwellings in Deans Meadow, Huntsmans Close and Chestnut Close.

#### Development in the last 15 years

2.39 The only significant development since the millennium has been the conversion of a number of farm buildings at Dagnall Farm near the cross roads to provide 7 residential properties, together with the construction of 2 new houses. The current population of the parish ward of Dagnall is 510.

#### Recreation Ground

2.40 This is an area located at the north western extremity of the village with access from Nelson Road. It incorporates an adult football pitch, a children's play area and an all-weather exercise track around the perimeter.

#### Village Hall

2.41 Located in Dunstable Road close to the B440 roundabout, the village hall includes a main hall with a stage, a committee room to the rear, a kitchen and toilet facilities. It also has car parking within the grounds.

#### Places of Worship

2.42 All Saints Church is located in Ringshall Road close to the B440 roundabout and is shared between the Anglican and Methodist communities.

#### Schools

2.43 There is a small primary school located in Main Road South at the southern extremity of the village that takes up to 50 children from the ages of 4 to 7 years old. At the age of 7, the children transfer to a variety of other schools in the area including Edlesborough School. An Under 5's pre-school group is based in the village hall

#### Shops and Services

2.44 The village post office closed in 1985 and the village shop in 2000. There are just 2 farm shops remaining that sell bread, milk, eggs, fruit, vegetables and home produced pork. There are some local businesses evolved from farm diversification including a livery yard, a paddock maintenance business, horsebox construction and repair specialist. There is also a car and commercial vehicle

repair and servicing company, B&H Autos, but the site has recently been given planning approval for housing so that business will shortly need to relocate if it is to continue.

2.45 There is time expired planning approval at Chiltern Farm off Main Road North, for the conversion of some redundant barns to create 6 mixed use business units. The site is also identified in the HELAA (May 2016) as suitable for economic development, but not for housing development. At the present time there is no indication what additional services the site might provide.

2.46 The village has one remaining public house, The Red Lion, located in Main Road North.

#### Health Care

2.47 There are no health care provisions within the village. The health care centre in Edlesborough serves the entire parish.

#### Allotment Gardens

2.48 There is a large allotment site in Main Road South adjacent to the village school.

#### Transport

2.49 Public transport in Dagnall is almost non-existent. There are no regular bus services to any of the nearby towns of Dunstable, Hemel Hempstead, Berkhamsted, Tring or Leighton Buzzard. Neither is there a service linking Dagnall with Edlesborough, which is on the No.61 Aylesbury to Dunstable bus route. Consequently residents are almost totally reliant on private cars for transport. A community car scheme operates throughout the Parish to compensate for this lack of public transport. It has been running for several years and is particularly strong in Dagnall. Volunteer car owners and drivers take elderly, infirm and people without cars to doctor and hospital appointments, shops etc.

2.50 Dagnall is too distant from the village of Edlesborough to walk from one village to the other. Furthermore the two villages do not have continuous footways or cycleways linking them and cycling or walking along the busy and narrow B440 would be extremely hazardous.

2.51 The traffic on the busy B440, particularly the large HGV's travelling to and from the land fill site at Newton Longville, is a particular concern through Dagnall due to the location of the village school. The pavement is extremely narrow with no separation between it and the roadway, making the route totally unsuitable for young children walking to the school.

#### Drainage

2.52 Part of the village has mains sewers but the majority of the village suffers flooding following heavy rain and regular overflows of mains sewage have occurred.

### **Northall Village**

#### Introduction

2.53 In common with the rest of the Parish, the hamlet of Northall was formerly part of the Ashridge Estate of the Earls and Dukes of Bridgewater. It still has a few very high gabled cottages with thickly latticed window panes typical of the 19<sup>th</sup> century. There are historical references to Northall going

back to the 17<sup>th</sup> century. Its most notable claim to fame is that it was the home of Dick Turpin, the highwayman, who robbed stagecoaches as they passed near Ivinghoe Beacon on the ancient Icknield Way at the foot of the Chilterns.

2.54 Originally an agricultural community whose inhabitants supplemented their income from making straw plait that supplied the hat-makers of Luton, Northall is now predominantly residential. There is virtually no employment within the village.

2.55 In the 1801 census, Northall was approximately the same size as Dagnall and Edlesborough with 331 inhabitants in 66 houses. Whereas the other villages in the Parish have grown considerably, Northall is today the smallest of the three, being only slightly larger now than it was 200 years ago.

#### Development 1945 to 2000

2.56 The village consists of ribbon development straddling either side of the B440 with a mixture of well spaced older properties infilled with modern detached houses, mostly in clusters of up to 5 properties with a single access onto the main road. There is also ribbon development of modern detached houses along the northern side of Eaton Bray Road. Most of these modern houses were built in the 1970's and 80's.

#### Development in the last 15 years

2.57 There have been a number of new developments in both the village and the parish ward of Northall since the millennium. 5 houses on the site of what was the Northall Garage on the B440, 4 barn conversions at Hall Farm in Slapton Lane, 7 houses at Beacon View in Southend Lane, 5 houses at Kircutt Farm in Chapel Lane, 3 new houses at Hazeldene on the B440 and 7 houses on land adjacent to the Swan public house in South End Lane. 5 houses at Threeways are nearing completion.

The current population of the parish ward of Northall is 440.

#### Village Green

2.58 There is a designated village green which is registered as such, located at the junction of Chapel Lane and the B440. However the land in question is not owned by the local community, it is owned by a local farmer who uses the area for grazing farm animals. Consequently it is hardly ever used as a village green.

#### Village Hall

2.59 There is a modern and well used village hall located in Southend Lane which includes a main hall, kitchen and toilets. The hall has disabled access. The grounds also incorporate a well-furnished children's play area.

#### Places of Worship

2.60 There is a Baptist chapel in Chapel Lane, which is outside the village proper but within the Parish.



### Schools

2.61 There are no schools within the parish ward of Northall, nor is there an under 5's pre-school group.

### Shops and Services

2.62 There are no shops within the village or the parish ward of Northall, although one farm shop does sell fresh eggs and a second sells locally reared lamb and Wagyu beef. With the exception of The Swan public house, the only functioning local businesses are farms.

### Health Care

2.63 There are no health care provisions within the village. The health care centre in Edlesborough serves the entire parish.

### Allotment Gardens

2.64 There is an allotment site at the northern extremity of the village on the B440 with plots available.

### Transport

2.65 Like Dagnall, public transport in Northall is almost non-existent. There are no regular bus services to any of the nearby towns of Dunstable, Hemel Hempstead, Tring, Berkhamsted or Leighton Buzzard. Neither is there a service linking Northall with Edlesborough, which is on the No.61 Aylesbury to Dunstable bus route. Consequently residents are almost totally reliant on private cars for transport.

2.66 Whilst there is a footway alongside the B440 between Northall and Edlesborough and for the fit and healthy the distance is not too far to walk, the pavement is not continuous on one side of the road necessitating crossing this busy thoroughfare. Furthermore there is no separation between the footway and the road for much of its length, making the close proximity of the traffic both dangerous and alarming.

### Drainage

2.67 Most of Northall village has mains sewers which were constructed in 1970. Surface water flooding onto the B440 in recent winters has caused severe problems during cold weather at the northern end of the village. Standing water on the road surface freezes to sheet ice creating hazardous conditions.

### 3. Planning Policy Context

3.1 The Parish lies within Aylesbury Vale District Council (AVDC) in the County of Buckinghamshire.

3.2 The National Planning Policy framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The Neighbourhood Plan must demonstrate that it is consistent with the provisions of the NPPF.

3.3 The following paragraphs of the NPPF are especially relevant to the Plan:

- Supporting a prosperous rural economy (§ 28)
- Delivering quality new homes (§50)
- Good design (§ 58)
- Protecting healthy communities (§ 70)
- Protecting local green spaces (§ 76)
- Conserving and enhancing the natural environment (§ 109 etc)
- Conserving and enhancing the historic environment (§ 126 etc)
- Neighbourhood planning (§ 183 etc)

3.4 The District Council has planning policies that are helping to shape strategy and policies of the Neighbourhood Plan. The Plan must be in general conformity with the strategic policies of the development plan as required by the 2012 Neighbourhood Planning Regulations.

#### **The Aylesbury Vale District Local Plan (AVDLP)**

3.5 This version of the Local Plan was adopted by the District Council in 2004 and covered the period to 2011. Although its housing policies are now out of date, a number of other policies have been saved for use in determining planning applications in the District. Of these, the most relevant to this Parish are:

- GP2 - Affordable housing
- GP8 - Protection of the amenities of residents
- GP32 – Retention of community assets: Protection of shops, public houses and post offices – resisting proposals that will lead to the loss of valued community assets
- GP35 – Design of new development: Sets out the built design principles for new development
- RA6 – Green Belt: affecting the area of the Parish around Dagnall
- RA8 – Areas of Attractive Landscape

#### **The Vale of Aylesbury Local Plan (VALP)**

3.6 The VALP will replace the AVDLP and a draft was published for consultation in July 2016. The District Council hopes to be able to submit the VALP for examination by the end of 2017 and then to adopt it during 2018. The VALP will set the spatial and growth strategy for the District over the plan period 2013 to 2033 and will contain development management policies to replace those saved from the AVDLP.

3.7 The most relevant strategic policies proposed in the Draft VALP are:

- S3 Settlement Hierarchy & Cohesive Development – which identifies Edlesborough village as a ‘larger village’ in the hierarchy and Northall and Dagnall as ‘smaller villages’

- S4 Green Belt – affecting the area of the Parish around Dagnall
- S9 Securing Development through Neighbourhood Planning – establishing the core relationship between the VALP and neighbourhood plans
- D5 Housing Development at Larger Villages – proposing a 22% increase in the housing stock of Edlesborough village over the plan period, resulting in a need for an additional 57 homes to be planned in the period to 2033, once commitments and completions since April 2013 have been taken into account
- D7 Housing Development at Smaller Villages – proposing a 5% increase in the housing stock of Northall and Dagnall over the plan period, but resulting in no expectation of further development at either village
- D9 Provision of Employment Land – encouraging the intensification of existing sites amongst other measures
- D10 Village Centres – promoting new village centre uses
- H1 Affordable Housing – requiring all housing schemes of 11 or more homes to deliver at least 31% affordable homes on site
- H5 Self/Custom Build Housing – requiring larger housing schemes to make provision for serviced plots for self-builders
- H6 Housing Mix – setting out the principles to meet housing needs to 2033 by type and tenure
- BE1 Heritage Assets – restating national policy on sustaining and enhancing heritage assets
- BE2 Design – establishing some generic design principles for new development
- NE2 Biodiversity – managing development schemes to avoid harm to biodiversity value
- NE3 Landscape – ensuring that the district’s landscape character is maintained
- NE4 Chilterns AONB – affecting the area of the Parish around Dagnall
- I3 Community Facilities – protecting existing valued facilities from unnecessary loss

3.8 The District Council has recently announced that the assumptions made in the Draft VALP in respect of housing supply have changed. It now seems likely that the VALP will not need to plan for as much unmet housing need from its neighbouring districts (Chiltern and Wycombe) as originally thought. The implications of this are not yet known for parishes like Edlesborough and have resulted in a further delay to the timetable for the adoption of the VALP.

3.9 Even so, there are a number of important policy issues that have generated considerable concern – not least the rationale for distributing housing growth across the rural areas of the District – that may become clearer at that point. If so, then the final submission documents of the Neighbourhood Plan will take those matters into account as necessary.

3.10 Although it is very likely that the Neighbourhood Plan will be examined before the adoption of the VALP, and therefore it must have regard to its general conformity with the saved policies of the AVDLP, the Parish Council has carefully considered the evidence and reasoning of the VALP.

### **Recent Planning Issues**

3.11 There has been some developer activity in the Parish over recent years, primarily around Edlesborough village. Outstanding approvals yet to be implemented in Edlesborough include 30 new houses in Cow Lane in the village. A full application for 57 new houses on land opposite the School and an outline application for 10 new build houses on land off Dove House Close have both been provisionally approved by the District Council, subject to appropriate S106 agreements being drawn up.

3.12 In Dagnall, there is outline permission to build one house in Malting Lane and an application for 3 new build houses in the centre of the village off Dunstable Road has been approved by AVDC but has yet to be implemented.

3.13 There are currently no unimplemented planning approvals in Northall.

## 4. Community Views on Planning Issues

### Parish Plan Survey – 2008

4.1 Three recent surveys relating to the perceived need for development have been conducted, the first as part of a parish wide questionnaire for the 2008 Parish Plan. This had an overall response rate of 67.5% and the results for the Parish were as shown in the following table.

	Much or some more development favoured	Little or no more development favoured
Housing for purchase	16%	84%
Housing for rent	16%	84%
Housing Association (for shared ownership)	15%	85%
Housing association (on points scheme)	12%	88%
Retirement bungalows for purchase	29%	71%
Retirement bungalows for rent	25%	75%
Commercial – workshops	8%	92%
Commercial – offices	8%	92%
Commercial – shop(s)	22%	78%
Commercial – restaurant(s)	19%	81%

4.2 The survey showed some variations between the three different wards that make up the Parish and where these are considered significant they will be referred to below under the relevant village headings.

### Rural Exceptions Scheme Survey - 2011

4.3 The second survey was conducted in 2011 to establish whether or not there was a need for a rural exceptions housing scheme. Not surprisingly this had a much lower response rate (20.1%) as despite being distributed to every household in the Parish, it was targeted at those people who had a specific interest or concern regarding the issue. The response to the question “*Would you support a small development of rural affordable housing in the Parish, built to meet the needs of local people?*” was:

Edlesborough	Northall	Dagnall
Yes 64.4%	Yes 78%	Yes 75%
No 30.9%	No 17.1%	No 21.4%
Maybe 4.7%	Maybe 4.9%	Maybe 3.6%

4.4 Clearly the average response from the Parish of just under 70% in favour of a rural exceptions housing scheme was somewhat at odds with the Parish Plan survey indication that only 12 to 15% were in favour of any additional housing association development. Some of this can possibly be explained by the fact that the general perception of housing association schemes is that they are often used to accommodate overspill from elsewhere in the district, whereas this survey made it very clear that a rural exception scheme would be strictly for the benefit of local people. Much of the discrepancy however must be attributable to the limited response group as mentioned above.

### **Neighbourhood Plan Survey - 2011**

4.5 The third and most recent survey was a Neighbourhood Plan Consultation also conducted in 2011 using a format recommended by AVDC. As with the other surveys, the Neighbourhood Plan Consultation questionnaire was distributed to every household in the Parish. This also resulted in an overall response rate of just over 20%. The responses to the Neighbourhood Plan Consultation for housing development, employment development and phasing were very similar from each of the three parish wards.

4.6 The majority agreed that some very limited housing development would be needed over the next 20 years, including some market housing. The total number of new homes considered appropriate by the majority in each of the three villages was 10 houses or less, with a maximum of 5 houses on a single development.

4.7 The most popular type of housing need identified was for bungalows suitable for elderly people. Housing association development strictly for local people was also favoured in Edlesborough and Dagnall, but there was strong opposition from all three settlements to housing association development for non village people, reflecting the findings of the earlier surveys.

4.8 A need for additional local employment was perceived by the majority, but far more people thought that it should be provided within a 10 mile radius rather than in the villages themselves. A large majority were of the opinion that any new employment developments within the villages themselves should be small, employing less than 10 people.

4.9 As far as phasing of new housing was concerned, a sizable majority considered that any future development needed to be spread over the whole 20 year period, rather than all at the beginning or the end of the period.

4.10 What is evident from all the surveys was that the majority of residents favoured very little new housing development of any sort. There was however some support for retirement bungalows for purchase and for housing association development provided that it was strictly for local people. Both the Parish Plan Survey and the Neighbourhood Plan Consultation identified that there was strong resistance to any additional commercial offices or workshops within the village limits.

### **Edlesborough Village**

4.11 Since approximately 65% of the survey responses were from Edlesborough parish ward residents, compared with 20% from Dagnall ward residents and 15% from Northall ward residents, the overall parish results were heavily influenced by those received from Edlesborough village. Unsurprisingly, since Edlesborough is already reasonably well served by retail premises, there was significantly less support for additional shops.



### **Dagnall Village**

4.12 Like Edlesborough, more Dagnall residents felt that any new houses should preferably be small (1 to 2 beds) as opposed to large (3+ beds), but the Dagnall results showed much more in favour of additional retail shops.

### **Northall Village**

4.13 Northall results differed from the parish averages in several areas, with slightly less resistance to additional commercial workshops, more in favour of additional shops (35%) and more in favour of additional restaurants (25% compared with the parish average of 19%). Whereas Edlesborough and Dagnall residents favoured 1 or 2 bedroomed new houses, more Northall residents favoured larger houses. The attitude to housing association development also differed from the other two villages, in that the majority did not even support homes for local people only. There was even greater reluctance than the other two villages to accommodate housing association homes for non local people.

### **Neighbourhood Plan Public Consultations- -2016**

4.14 A series of six separate Neighbourhood Plan public consultations was held in January 2016 and it was very evident that the local population had no appetite whatsoever for any significant development within any of the three villages, not even the amount being allocated by the emerging VALP. From the feedback received it was clear that a further survey would yield very similar results to the 2011 one. To have asked the community a second time how much development they wanted, and then to produce a plan that exceeded that amount by a considerable margin would have been counter productive. No further formal surveys were therefore conducted.

4.15 A further series of three consultations was held in July 2016 to explore the public's views on the options being considered by the Steering Group.

4.16 Finally a Pre-Submission Plan consultation was carried out in December 2016/January 2017. A synopsis of the Pre-Submission was delivered to every household in the Parish and five further public meetings were held during the consultation period. The Pre-Submission consultation itself generated 87 formal responses from parishioners. 82% of those responses supported the Plan, 10% raised objections and the remaining 8% did not identify whether they supported or opposed it.

## 5. Observations & Development Proposals

### The Parish

5.1 The results of the 2008 Parish Plan Survey and the 2011 Neighbourhood Plan Consultation clearly demonstrate that the residents of all three villages favoured no significant increase in the amount of development. In recent years, AVDLP has restricted development by limiting growth in the villages of Edlesborough and Northall to sites not exceeding 0.2 hectare with a maximum of 5 houses, not counting brownfield sites or conversions of agricultural buildings. Growth in Dagnall has been even more restricted by virtue of it being located in an AONB and the Metropolitan Green Belt, with development confined to infilling of one or two houses (again disregarding brownfield sites and agricultural building conversions).

5.2 The emerging Vale of Aylesbury Local Plan (VALP) has classified Edlesborough as a larger village which will have to accommodate a significant amount of new housing during the life of the plan. Dagnall and Northall however, have been classified as smaller villages and consequently growth will be much more limited. This Neighbourhood Plan therefore seeks not only to embrace the required levels of growth identified in VALP, but also to manage that growth to preserve and where possible enhance the existing characteristics of the three villages that make up the Parish of Edlesborough. The draft VALP housing allocations for each of the three villages are listed in the Foreword section ( see page 3).

### Edlesborough Village

5.3 The large housing developments built in the village during the 1970's and 80's introduced a semi urban element to what had previously been a low density rural environment and as a consequence, the village lost some of the character described in the Edlesborough Village Plan adopted in 1972. It is important to preserve what remains of that rural character, by limiting the size and number of any future developments and retaining, protecting and where possible enhancing the visibility of those historic buildings and features that remain. The 1972 Village Plan concluded that *"It is considered that the scale of growth proposed in this plan should be the limit for the village if it is to retain its present rural character and if the landscape and local amenities are to be preserved."* That growth was completed in the late 1980's and the conclusion that further significant growth would damage the rural character of the village remains as true today as it was then.

5.4 AVDLP policies RA13 and RA14, which have been so successful in limiting the size of new developments and preventing settlement boundary sprawl, and their core purpose and principles should be restated in the Neighbourhood Plan.

5.5 AVDLP policy RA13 states:

*"Within the built-up areas of settlements, permission will only be granted for residential or mixed-use development comprising:*

- *infilling of small gaps in developed frontages with one or two dwellings in keeping with the scale and spacing of nearby dwellings and the character of the surroundings.*
- *up to five dwellings on a site not exceeding 0.2 ha that consolidates existing settlement patterns without harming important settlement characteristics, and does not comprise the partial development of a larger site."*

5.6 AVDLP policy RA14 states:

*“On the edge of built-up areas of settlements permission may be granted for residential or mixed-use development of up to 5 dwellings on a site not exceeding 0.2 ha where:*

- *The site is substantially enclosed by existing development*
- *The proposal would satisfactorily complete the settlement pattern without intruding into the countryside; and*
- *The proposal does not comprise partial development of a larger site.”*

5.7 The importance of restricting the size of any new developments must be emphasised as large developments tend to create an urban environment as the experience of the 1970’s and 80’s demonstrated. Several smaller but dissimilar sites are far less intrusive as far as the village is concerned from both a visual and a social perspective, rather than a single larger one of similar style dwellings.

5.8 The village is very fortunate in having a thriving and varied retail area, which needs to be supported and encouraged to make it more attractive to customers to ensure its continued viability. Care must however be taken not to spoil the mixed and attractive architectural appearance of the area. Off street parking facilities would undoubtedly help to draw in more trade from the neighbouring villages, whose residents are inevitably reliant on private cars for transport.

5.9 The 2008 Parish Plan survey indicated very little support for any additional shops in the village, but if the range could be extended to include say a butcher’s or a baker’s, that might be acceptable providing that they did not compromise the viability of any of the existing shops. Any change of use that might ultimately deprive the village of any of these valuable amenities must be resisted.

5.10 Despite the lack of employment opportunities in the village, the Parish Plan survey and the Neighbourhood Plan Consultation demonstrated considerable local opposition to any additional commercial workshops or offices. The lack of need for additional commercial premises appears to be borne out by the fact that the Tithe Barn offices stood empty for several years despite continuous professional marketing throughout and Sparrow Hall Farm Business Park just outside the village consistently has units to let.

5.11 The health centre provides an extremely valuable amenity to not only Edlesborough village, but also many of the surrounding villages as well. Unfortunately the wide catchment area means that many patients need to travel by car and the parking facilities provided are totally inadequate. Additional off street parking is urgently required.

5.12 Several of the historic listed buildings and cottages that have been retained within the village have been largely obscured from public view over the years by the construction of more modern buildings in the foreground. Great care is necessary to ensure that the setting and visibility of historic and characterful buildings are not compromised by any new development.

5.13 There are several sites of historic or archaeological interest within the village that must be preserved and if possible made more visible, if not more accessible, to the general public. The churchyard, the moats and fishponds at Church Farm and the moat at Manor Farm are examples. Clearly the same applies to the two buildings on the statutory list of Buildings of Special Architectural or Historic Interest, St Mary’s Church and the Tithe Barn, as well as those on the supplementary list including “The Bell” and Church Farm dovecote.

5.14 The aerial view below shows the boundary of the built settlement outlined in red at the beginning of the Plan period (April 2013).



Edlesborough Village 2013

5.15 In order to accommodate the housing growth stipulated by VALP it is necessary to allocate a number of new housing sites, most of which are inevitably on greenfield sites adjoining the existing built edge of the village. Clearly the total number of new houses required considerably exceeds that considered appropriate by residents responding to the earlier mentioned studies. However, in order to minimise the adverse effect on any one part of the village and to retain as much of its existing character as possible, it is proposed to spread the majority growth at three distributed points around the village rather than concentrating it all in any one part.

5.16 The starting point for selecting the sites was the Housing & Economic Land Availability Assessment (HELAA) study issued by AVDC and all the sites identified in that assessment were reviewed by the Steering Group. Sites that were not considered suitable by the HELAA for housing development were eventually discarded, with the exception of site EDL009 (which already has provisional planning consent for 57 houses), as being unsuitable for the reasons outlined in the HELAA.

5.17 All the remaining sites identified in the HELAA have been allocated for new housing development, although only half of one site, EDL021A, has been allocated for development during the life of the Plan. The remainder of the site, EDL021B, has been allocated as a reserve site, should any of the other allocated sites fail to deliver the anticipated number of new homes, or should the Edlesborough allocation in VALP exceed that which is currently envisaged. Otherwise no development of EDL021B is anticipated during the life of the Plan (i.e. before 2033).



5.18 The allocated sites are shown on the aerial view below and are as follows:



Edlesborough Village 2033 (Anticipated)

- EDL002. This site adjacent to Dove House Close is suitable for up to 10 houses and already has provisional consent for 10 houses. The development needs to be low rise as well as low density and the majority of homes need to be 1 or 1.5 storeys only, to be in keeping with rural nature of neighbouring development. The buffer strip between the development and the stream on the north boundary needs to be kept as a public amenity area to provide a riverside walk. This site is shown in dotted red on the aerial view above.
- EDL003A. This site which is off Cow Lane, is part of HELAA site EDL003 and already has planning consent for 30 houses. This site is shown in dotted red on the aerial view above.
- EDL003B. This is the remaining part of HELAA site EDL003 and is suitable for a further 15 houses. The site should provide pedestrian access to Good Intent but vehicular access should only be via site EDL003A and Cow Lane. Good Intent is not adequate to take the additional traffic that site EDL003 will generate. This site is shown in dotted turquoise on the aerial view above.
- EDL009A. This is the northern part of HELAA site EDL009 and already has provisional consent for 29 houses. This site is shown in dotted red on the aerial view above.
- EDL009B. This is the southern part of HELAA site EDL009 and already has provisional consent for 28 houses. This site is shown in dotted red on the aerial view above.

- EDL020. This site off The Green is suitable for up to 6 houses providing the majority of them are relatively small units suitable for down sizing or as starter homes. This site is shown in dotted turquoise on the aerial view above.
- EDL021A. This is the northern most part of HELAA site EDL021 off Slicketts Lane. It constitutes approximately 25% of the total HELAA site and is suitable for up to 40 houses. As with adjacent site EDL002, the development needs to be low rise as well as low density in keeping with rural nature of neighbouring development and the buffer strip alongside the stream needs to be kept as a public amenity area to provide a riverside walk. This site is shown in dotted turquoise on the aerial view above.
- EDL021B. This site comprises the adjacent 25% of HELAA site EDL021 and is identified as a reserve site for up to a further 40 houses, should any of the other allocated sites fail to deliver the anticipated number of new homes. Otherwise any future development must be beyond the life of this Plan. This site is shown in dotted yellow on the aerial view above. Access to EDL021B would need to be via EDL021A and so the layout of EDL021A needs to make provision for that eventuality.

5.19 In addition to the above sites, it is proposed to reserve two areas of land, one for potential expansion of the Surgery and the other for potential expansion of the School, should either of these be required during the life of the plan. These are both shown in dotted yellow on the aerial view above.

5.20 The above allocated sites will deliver a total of 158 new homes, which in conjunction with the recently completed houses at Manor Farm and The Bell, plus the individual approvals in Chiltern Avenue, Moor End and Summerleys, amounts to a total of 169 new houses between 2013 and 2033. This exceeds the Draft VALP (July 2016) allocation for Edlesborough of 164.

5.21 Further development at the northern end of the village is constrained by the stream that forms the parish boundary. The new settlement boundary will include the dotted red and dotted turquoise areas shown on the Edlesborough 2033 aerial view above, but not the dotted yellow areas.

5.22 Sparrow Hall Farm located off the B440 just beyond the proposed village boundary, has a small business park that has been in operation for several years now. Despite some initial scepticism about the suitability of the site for that usage, it has been well run and the impact on the landscape has been minimal. Some extension of the business park is anticipated by the owners during the life of the Plan as shown on the aerial view below, and would be supported providing that the nature of the declared usage was considered appropriate.





5.23 The Green in the centre of the village is a key feature of the village and an extremely valuable village and parish amenity which must be preserved. Additional parking at the southern end is nevertheless required as is upgrading of the sports pavilion.

5.24 Any future development within the village must be conditional on adequate utility services being provided. In particular, upgrading of the existing foul sewerage system will be essential.

### **Dagnall Village**

5.25 Encompassed within the Metropolitan Green Belt and the Chilterns AONB, Dagnall will inevitably continue to be subject to strict limitations regarding any future growth. The NPPF does however permit limited infilling of villages like Dagnall, but clearly no extension of the existing built boundaries will be permissible.

5.26 The Draft VALP identifies Dagnall as a smaller village and consequently specifies a housing requirement of 11, but after deducting completions and commitments, the residual requirement reduces to 8. However in view of the village's green belt status, it has not been possible to identify any suitable development sites and consequently no allocations have been made.

5.27 Despite the lack of any housing allocations being made as part of this Plan, it is anticipated that the feasibility of a Community Right to Build scheme will be investigated separately at some time in the future. The focus of that scheme would be to provide some affordable housing for the benefit of local people.

5.28 As with Edlesborough, the residents of Dagnall were opposed to any additional commercial workshops or offices within the village, despite the lack of local employment opportunities. There is however a site off Main Rain North beyond the built edge of the village, identified in the HELAA (EDL015) as being suitable for economic development. Permission was granted in 2011 for a change of use of the site to B1/B2/B8, but has since lapsed. A further change of use application to 'Residential' was recently submitted for the site, but permission was refused.

5.29 The recreation ground must also be preserved.

### **Northall Village**

5.30 In recent years, development growth of Northall village has been restricted by the same AVDLP policies (RA13 and RA14) as Edlesborough, although a recent application to expand the development adjacent to the Swan public house to a total of 7 dwellings instead of the prescribed 5 was approved by AVDC despite opposition from the Parish Council and local residents. A 5 dwelling development in Southend Lane was also subsequently expanded to 7 houses.

5.31 It can be seen from the aerial view of the village below, in which the boundary of the village has been outlined in red, that the village actually comprises two separate parts, the larger southern end and the smaller northern end.



Northall 2013

5.32 Northall has also been designated a smaller village in the Draft VALP, but unlike Dagnall it is not in the Green Belt. The housing requirement specified for Northall is 9, but after deducting completions and commitments the residual amount is just 4.

5.33 The site of the now disused hen sheds in Southend Lane (outlined in dotted yellow) has been suggested for possible future residential development. However, due to the separation of the site from the existing village boundary and because it is classified as agricultural as opposed to brownfield land, it is identified in the HELAA (EDL013) as being unsuitable for housing development.

5.34 As with Dagnall, the Parish Plan survey indicated significant support for shops within the village, but a general store would be even less likely to be viable in Northall due to its smaller local population. Also the shops in Edlesborough are slightly more accessible to Northall residents due to its closer proximity. Nevertheless any proposals to open such a store that would benefit the local residents would be supported.

5.35 In common with the other two villages, the residents of Northall were opposed to any additional commercial workshops or offices within the villages, despite the lack of local employment opportunities. The vehicle repair and maintenance workshops that previously existed in Southend Lane and Chapel Lane closed down several years ago leaving brownfield sites which have since been used for residential development. Consequently no future development of a commercial nature is envisaged.

## 6. Vision, Objectives & Land Use Policies

### Vision

6.1 The vision for Edlesborough Parish is:

*“Edlesborough will have grown to remain a busy and vibrant village with a wide range of services and facilities to serve its own community and surrounding villages. Its growth will have been contained to ensure that new homes have, as much as possible, fitted in with the existing fabric and life of the village. It will also have made provision for the community to improve its school, village green and other local facilities. Its village centre will continue to meet local shopping needs. Although its roads and lanes will remain very busy, the impact of the additional traffic on existing service roads resulting from the growth will have been minimised. The design standards of new buildings will have improved to reflect the rural character of the village and the housing mix will have improved.*

*Dagnall will remain a small Green Belt community but will have found acceptable ways of meeting local housing needs by some small, sensitively designed housing schemes for downsizers and self-builders. Its precious community facilities will have survived and prospered.*

*Northall will remain a small community benefiting from a small number of facilities. It will have grown a little but will have retained its ribbon development character. Its new homes will have included a selection of house types including smaller starter homes.”*

### Objectives

6.2 To achieve this vision a number of key objectives have been identified as follows:

#### Edlesborough

- To embrace the required levels of growth identified in the emerging Vale of Aylesbury Local Plan
- To manage that growth to preserve, as much as possible, the existing characteristics of the village
- To plan for development by mitigating any adverse or potentially adverse social, economic and environmental impacts which may result from development taking place during the plan period
- To protect and improve the essential facilities in the village to serve the local community
- To maintain the vitality and viability of the local shops in the village centre
- To secure a wider range of types and tenures of new homes, especially for downsizers and key workers

#### Dagnall

- To maintain the special landscape beauty of the AONB character of the village
- To protect the Green Belt from development that would harm its essential open character
- To protect and improve the essential facilities in the village to serve the local community
- To identify opportunities for small scale, infill housing development to meet local needs



## Northall

- To manage the incremental growth of the village through sensitive infill and to protect the surrounding countryside from harmful development
- To protect and improve essential facilities in the village to serve the local community

### **Land Use Planning Policies**

6.3 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access etc.

6.4 The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for development that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

6.5 The Plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents – The National Planning Policy Framework and the saved policies of the Aylesbury Vale District Local Plan (AVDLP) will continue to be used. The Plan will also look to the reasoning of the policies and the evidence base of the emerging Vale of Aylesbury Local Plan (VALP).

6.6 Set out below are the proposed policies of the Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. At the end of this document are the Policies Maps – where a policy refers to a specific site or area then it shows on the Maps.

### **Policy EP1: Edlesborough Village Settlement Boundary**

***The Neighbourhood Plan designates an Edlesborough Village Settlement Boundary, as shown on the Policies map.***

***Proposals for housing development within the Settlement Boundary will be supported, provided:***

- They generally comprise up to 5 houses on a site not exceeding 0.20 hectare, unless evidence can be provided to support a larger scheme.***
- buildings are up to two storeys in height, unless special circumstances can be demonstrated to show there will be no adverse impact on the character and appearance of the area; and***
- the density of the scheme does not exceed 25 dwellings per hectare.***

***Development proposals on land outside the defined Settlement Boundary will not be supported other than for rural housing exception schemes, uses that are suited to a countryside location such as appropriate leisure and recreational uses, or community right to build schemes. Well designed proposals for employment, agriculture or forestry and tourism that may help the rural economy will be supported. New isolated homes in the countryside will not be supported, but the creation of new homes through the conversion of barns may be acceptable in principle.***

6.7 This policy establishes and defines the Edlesborough Village Settlement Boundary to distinguish the consideration of planning applications within the settlement from those outside the boundary. In doing so, it replaces saved AVDLP policies RA3, RA13 and RA 14 relating to development within and adjoining rural settlements in so far as they are applied to this village.

6.8 This policy seeks to protect the intrinsic rural character of the village but to allow for sustainable growth to meet local housing needs over the Plan period. In which case, the Boundary is drawn to observe the existing built up area edge and to accommodate the sites that already have planning permission and the site allocations proposed by other policies of the Plan. Together, these allocations in the village will deliver approximately 61 homes and thereby will contribute to meeting the objectively assessed housing need as identified by AVDC for the District in the period of 2013 - 2033, and are consistent with the emerging VALP spatial strategy for the District. The policy also allows for the continuing growth of the village through suitable sites (defined here as 5 or fewer dwellings), which may deliver another 10 – 15 homes in that period.

6.9 Outside the Boundary, the policy requires proposals to be suited to a countryside location, e.g. leisure and recreation, but recognises proposals for employment, agriculture, forestry and tourism may help the rural economy provided they are well designed. There may also be specific types of rural housing schemes that may be appropriate outside the Boundary. Rural exception site housing schemes may be supported on sites adjoining the Boundary and the conversion of barns to create new homes may also be acceptable in principle.

#### **Policy EP2: New Homes at The Green Edlesborough (EDL020)**

***Proposals for the redevelopment of residential land at The Green, Edlesborough, as shown on the Policies Map, will be supported, provided:***

- i. The scheme delivers approximately 6 dwellings;***
- ii. The mix of homes to range from 2 to 4 bedroom types, making provision for homes in line with Policy EP12;***
- iii. The design of the scheme has regard to the setting to the Bramley Cottage listed building on the northern boundary of the site; and***
- iv. The site has vehicular, cycle and pedestrian access from The Green in a location to the satisfaction of the Highway Authority.***

6.10 This policy supports proposals to redevelop an existing residential plot within the Settlement Boundary for a scheme to deliver more homes on the site. The land will become available following the demolition of the existing building and structures on the site, and it is possible to deliver more homes without undermining the amenities of adjoining residential properties.

6.11 It is important that new housing schemes like this one provide a mix of home types so that the range of local homes continues to meet a variety of housing needs in the village. This is feasible, even on smaller sites, which are suited to local house builders that fine tune the final housing mix to meet local demand.

#### **Policy EP3: New Homes on land adjacent to Good Intent, Edlesborough (EDL003B)**

***The Neighbourhood Plan allocates land adjacent to Good Intent, Edlesborough, as shown on the Policies Map, for residential use. Development proposals will be supported, provided:***

- i. The scheme delivers approximately 15 dwellings;***
- ii. The mix of homes to range from 2 to 5 bedroom types, making provision for homes in line with Policy EP12;***



- iii. The site has vehicular access from Cow Lane only (via site EDL003A), but with pedestrian and cycle access from Good Intent; and*
- iv. The landscape scheme makes provision for a habitat corridor along one or more of the site boundaries to deliver a net biodiversity gain and for planting to screen the site.*

6.12 This policy allocates additional green field land on the western edge of the village for a housing scheme, as an extension of the consented housing scheme fronting on to Cow Lane. The land is available and an extended scheme is a suitable use of the land.

6.13 Again, this small housing scheme should provide a mix of home types so that the range of local homes continues to meet a variety of housing needs in the village. The site location also provides an opportunity for the landscape scheme to deliver biodiversity improvements along the boundaries of the site and to be used to screen the development from the open land beyond.

**Policy EP4: New Homes at Slicketts Lane, Edlesborough (EDL021)**

*The Neighbourhood Plan allocates land at Slicketts Lane, Edlesborough, as shown on the Policies Map, for residential use. Development proposals will be supported, provided:*

- i. The scheme delivers approximately 40 houses;*
- ii. In order to harmonize with existing nearby development, a proportion of the dwellings should be 1 and 1½ storey with a mix of 2 to 5 bedroom types, making provision for homes in line with Policy EP12;*
- iii. The site has vehicular, cycle and pedestrian access from Slicketts Lane shared with the adjoining consented scheme (EDL002);*
- iv. The design of the scheme has regard to the setting to The Grove listed building close to the entrance to the site;*
- v. The scheme design has regard to the close proximity of the site to the River Ouzel and its flood risk zone;*
- vi. The scheme layout allows for the future development of the land reserved by this policy; and*
- vii. The landscape scheme includes a habitat corridor and a publicly accessible riverside walk along its northern boundary.*

*In addition, the Neighbourhood Plan reserves the land outside the Settlement Boundary, as shown on the Policies Map, for a housing development beyond the Plan period. The land will only be released for development within the Plan period in one or more of the following situations:*

- The adopted Local Plan requires a greater number of new homes to be met in Edlesborough Village for the Plan period to 2033 than has already been committed or provided for in the Neighbourhood Plan.*
- If a sufficient number of the sites allocated in the Plan fail to come forward during the life of the Plan leading to a failure in the Plan's ability to deliver the number of new homes necessary to meet the Local Plan allocation for Edlesborough Village.*

*In the event that the land is released, development proposals will be supported, provided:*

- viii. The scheme delivers approximately 40 houses;*
- ix. In order to harmonize with existing nearby development, a proportion of the dwellings should be 1 and 1½ storey with a mix of 2 to 5 bedroom types, making provision for homes in line with Policy EP12;*
- x. The site has vehicular, cycle and pedestrian access via the site identified in this policy; and*
- xi. The landscape scheme includes a habitat corridor and a publicly accessible riverside walk along its northern boundary that is a continuation of the riverside walk proposed in this policy.*

6.14 This policy allocates greenfield land on the northern edge of the village for a larger housing scheme. It also reserves adjoining land in the same ownership for new homes beyond the plan period (unless required before then). All of the land is available for development. It is suited in principle to a housing scheme, and should also contribute (with other sites in this area) to creating a new public amenity in the form of a riverside walk. Although not subject to flood risk itself, the site adjoins the flood risk zone of the River Ouzel and should reflect that in its flood risk management proposals.

6.15 The policy does not allocate the whole site, as a scheme of that scale would be a significant change to the character of this side of the village and, in any event, given other available sites are allocated or supported in the Plan, there is no strategic requirement for it. However, it is recognised that there may be circumstances whereby it will be necessary to deliver that scheme earlier, and the policy makes such provision.

#### **Policy EP5: Commercial & Retail Developments**

***The Neighbourhood Plan defines the Village Centre of Edlesborough village, as shown on the Policies Map. Proposals to change the use of an existing retail or other commercial unit within the Centre to a non-retail or commercial use will be resisted, unless it can be demonstrated with viability evidence that their location and premises are no longer viable and that the premises have been suitably marketed at an appropriate valuation and in a manner agreed with the Local Planning Authority for at least 18 months for that and any other suitable commercial uses. Proposals for new retail or commercial development will only be supported within the Village Centre or within the Northall Settlement Boundary.***

***Outside the Edlesborough Village Centre, proposals for a change of use resulting in the loss of a farm shop or public house will be resisted, unless it can be demonstrated that the location and premises are no longer viable for such purposes.***

6.16 This policy defines the cluster of retail and other commercial uses of buildings in the High Street at Edlesborough as the core of the village centre. Not all village services are located here, but the majority are, and the centre is popular with local people. It is the presence of these uses that goes a long way to justifying the village as a larger village in the District, so the policy is intended to protect them from unnecessary loss.

6.17 The policy also seeks to protect the farm shops and pubs elsewhere in the Parish from loss, as they are valued social assets, as well as commercial businesses providing employment for local people.

#### **Policy EP6: Economic Development**

***Development proposals for an extension of the Sparrow Hall Farm Industrial Area, as shown on the Policies Map, for business (B1 – B8) uses will be supported, provided:***

- i. any buildings are of a similar scale and height to the existing buildings in the Industrial Area; and***
- ii. The landscape scheme makes provision for a habitat corridor along the site boundaries to deliver a net biodiversity gain and for planting to screen the site from the countryside.***

***Proposals for small scale new commercial (B1) development within the Edlesborough and Northall Village Settlement Boundaries will be supported, provided it will not harm the amenity of neighbouring properties.***

6.18 This policy supports proposals to extend the existing Sparrow Hall Farm industrial area to deliver new employment opportunities for local people. The area is a successful local venture and its location just beyond the edge of Edlesborough village, on the B440, means it is suitable for expansion without causing any significant highways or landscape harm in principle.

6.19 In addition, the policy encourages new commercial development of B1 office-type uses within the main village boundaries, as a means of growing the local employment base to match the increase in new homes.

#### **Policy EP7: Expansion of Local Services**

***The Neighbourhood Plan reserves the land outside the Settlement Boundary, as shown on the Policies Map, for the expansion of:***

- i. the Edlesborough Primary School; and***
- ii. the Edlesborough Health Centre.***

***Proposals to expand these facilities will be supported, provided they make provision for the necessary additional car parking spaces within their respective sites. Their landscape schemes should make provision for a habitat corridor along the site boundaries to deliver a net biodiversity gain and for planting to screen the site from the countryside.***

6.20 This policy makes provision for the expansion of two of the most important community facilities in Edlesborough village – the school and health centre. Both serve not just the village and this Parish, but also a wider catchment area, including the adjoining village of Eaton Bray in Bedfordshire. Both are capable of expansion on to adjoining open land on the western side of the village, and their social value justifies development beyond the settlement boundary.

6.21 There are no plans at present to increase the capacity at either site, but the possible delivery of over 300 new homes in the catchment area over the next few years will significantly increase the demand for these services, with all that entails for the operational buildings and car parking provision.

#### **Policy EP8 Northall Settlement Boundary**

***The Neighbourhood Plan designates a Northall Settlement Boundary, as shown on the Policies Map.***

***Proposals for housing development within the Settlement Boundary will be supported, provided:***

- i. They comprise generally up to 5 houses on a site not exceeding 0.20 hectare, unless evidence can be provided to support a larger scheme.***
- ii. buildings are up to two storeys in height, unless special circumstances can be demonstrated to show there will be no adverse impact on the character and appearance of the area; and***
- iii. the density of the scheme does not exceed 25 dwellings per hectare.***

***Development proposals on land outside the defined Settlement Boundary will not be supported other than for rural housing exception schemes, uses that are suited to a countryside location such as appropriate leisure and recreational uses, or community right to build schemes. Well designed***

***proposals for employment, agriculture or forestry and tourism that may help the rural economy will be supported. New isolated homes in the countryside will not be supported, but the creation of new homes through the conversion of barns may be acceptable in principle.***

6.22 This policy establishes and defines the Northall Settlement Boundary to distinguish the consideration of planning applications within the settlement from those outside the boundary. As with Policy EP1, in doing so, it replaces saved AVDLP policies RA3, RA13 and RA14 relating to development within and adjoining rural settlements in so far as they are applied to this village.

6.23 Although the village is smaller than Edlesborough village, the linear pattern of development along the B440 is well-established. The purpose of the policy is to contain any further linear expansion along the main road. The boundary therefore excludes land at the rear of large plots fronting onto the main road, as the effect of including such land in the boundary on a consistent basis would be to plan for the potential doubling of the size of the village. This is not consistent with the existing or emerging spatial strategy for the District.

#### **Policy EP9: Local Green Spaces**

***The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the policies maps:***

##### **Edlesborough**

- i. Village Green***
- ii. Green Allotments***
- iii. Cow Lane Allotments***
- iv. Land off the High Street (open space that is part of site EDL009)***
- v. St Mary's Churchyard & Cemetery***

##### **Dagnall**

- vi. The Allotments***
- vii. Recreation Ground***

##### **Northall**

- viii. The Allotments***

***Proposals for development on land designated as a Local Green Space must demonstrate that there are very special circumstances supporting the development, for example through benefit to the existing use by the Community and by retention of the open character of the land.***

6.24 This policy proposes that important green spaces in the Parish are protected from development by their designation as Local Green Spaces in accordance with §76 and §77 of the NPPF. The policy has the effect of managing development proposals in line with the NPPF provisions in the Green Belt.

6.25 In each case, the green spaces play an integral part in the enjoyment of the villages and are therefore special to the local community. A fuller description of each site, and the justification for its designation, is provided in the 'Edlesborough Local Green Space Study' report in the Evidence Base.

### **Policy EP10: Community Facilities**

***The retention and enhancement of local community facilities will be supported. Proposals involving the loss of facilities will not be permitted unless it can be demonstrated through a viability assessment that they are no longer viable and that they have been subjected to an 18-month marketing period at an appropriate valuation and in a manner agreed with the Local Planning Authority. Proposals to change the use of an asset must demonstrate that all reasonable steps have been taken to retain its present use and community value as a viable concern.***

6.26 This policy supports development proposals intended to secure the long-term benefit of a range of facilities that are important to the local community. Together with Edlesborough village's local shops, its range of community facilities are crucial to village life.

6.27 A loss of a facility will be resisted unless it can be shown that the location and premises are no longer suited to modern needs. In some cases, remaining viable may require investment in updating and/or increasing the size of the facility to support existing and possible new uses.

### **Policy EP11: Buildings of Local Interest**

***The Neighbourhood Plan identifies the following buildings and structures as Buildings of Local Interest:***

- i. Edlesborough Memorial Hall***
- ii. Edlesborough Methodist Church***
- iii. Edlesborough Baptist Church***
- iv. Edlesborough War Memorial***
- v. The Axe & Compass, Edlesborough (now a private dwelling)***
- vi. Dagnall Church***
- vii. Dagnall War Memorial***
- viii. Northall Baptist Church***

***Proposals that will result in harm to, or unnecessary loss of, a Building of Local Interest, will be resisted, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss.***

6.28 The policy defines Buildings of Local Interest in the Parish, which the local community cherish in addition to buildings that are properly listed by Historic England. It is intended to inform decision makers of the presence of these buildings as 'non-designated heritage assets' when judging the effects of a development proposal in line with §135 of the NPPF. The justification for the inclusion of each building or structure in the policy is provided in the separate Buildings of Local Interest Report in the evidence base.

### **Policy EP12: Housing Mix & Design**

***Proposals for housing development that meet the other criteria identified in this policy will be considered, provided their design have full regard to the following principles:***

- i. The layout, massing, scale, height and materials must respect the immediate character and pattern of development;***
- ii. Access roads serving new developments should preferably be 5.5m wide unless circumstances suggest otherwise, with a footpath that is a minimum of 2m wide;***

- iii. Access from the main thoroughfares of the village to new developments of more than 3 houses should not seek to utilise existing service roads that are less than 5.5m in width;*
- iv. New homes must be provided with off street parking spaces in accordance with the Local Planning Authority's operative guidelines, unless there is evidence of specific local circumstances justifying a more generous provision, for example a requirement for parallel off-street spaces for highway safety reasons; and*
- v. New development must seek to minimise the impact of proposals on sites of historic or archaeological interest and the use of natural features including green infrastructure assets should be maximised, and if possible, endeavour to make them more visible and accessible to the public.*

6.29 This policy identifies a series of principles that are considered to reflect those design matters that are of greatest concern to local people when planning applications are being considered.

### **Monitoring & Review Policy**

6.30 The Neighbourhood Plan will be monitored by the District Council and the Parish Council using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity but other data collected and reported at a village level relevant to the Plan may also be included. It is expected that the Plan will be formally reviewed on a five-year cycle or to coincide with the development and review of the development plan for Aylesbury Vale if this cycle is different.

## 7. Implementation

7.1 The Neighbourhood Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the Parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

### Development Management

7.2 Most of the policies contained in the Plan will be delivered by landowners and developers. In preparing the Plan, care has been taken to ensure, as far as possible, that the policies are achievable.

7.3 Whilst the District Council will continue to be responsible for development management decisions, the Parish Council will use the Plan to frame its representations on submitted planning applications. It will also work with the District Council to monitor the progress of sites coming forward for development.

### Infrastructure Projects

7.4 The Parish Council proposes some or all of the following projects for investment of future community infrastructure levy funding allocated by the local planning authority to the Parish Council:

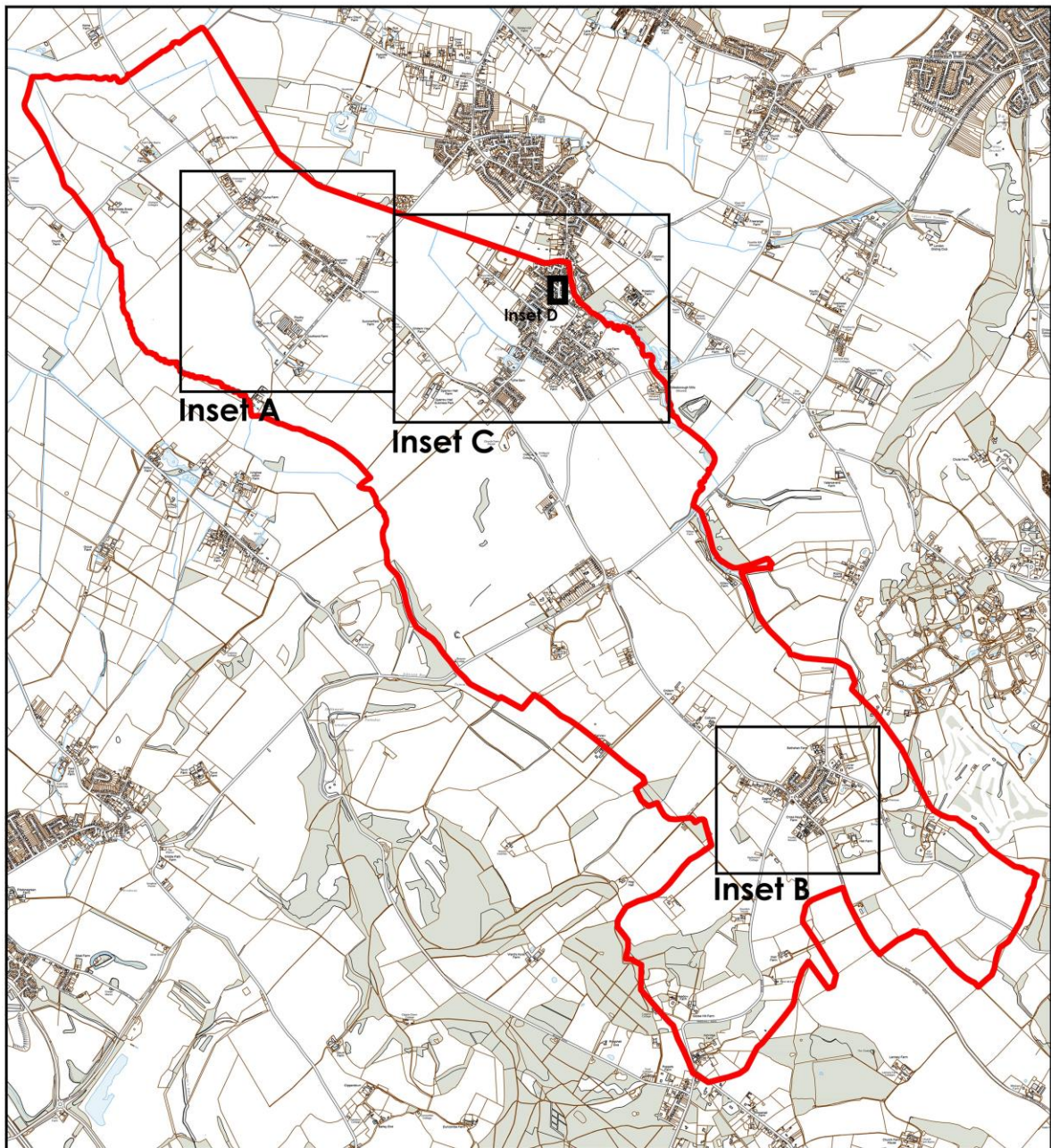
- Replacement pavilion, Edlesborough Green
- Improvements to children's play areas
- Improved car parking facilities
- Cycleways and footpaths
- Traffic calming
- Village hall improvements

7.5 This series of local infrastructure projects will be prioritised for investment from Section 106 agreements and, if implemented in the future, Aylesbury Vale District Community Infrastructure Levy (CIL). A minimum of 25% of the levy collected from development in the Parish will be passed to the Parish Council for investment in the Parish. This provides the local community with an indication of the priorities for investing in the fund to improve local infrastructure as a result of new development in the Parish.

7.6 In addition, other policies of the Neighbourhood Plan require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paragraphs 173 and 204 of the National Planning Policy Framework (NPPF).



## Policies Map & Insets



### Edlesborough Parish Neighbourhood Plan

Policies Map

Submission Plan July 2017

#### Key

 Neighbourhood Plan Area

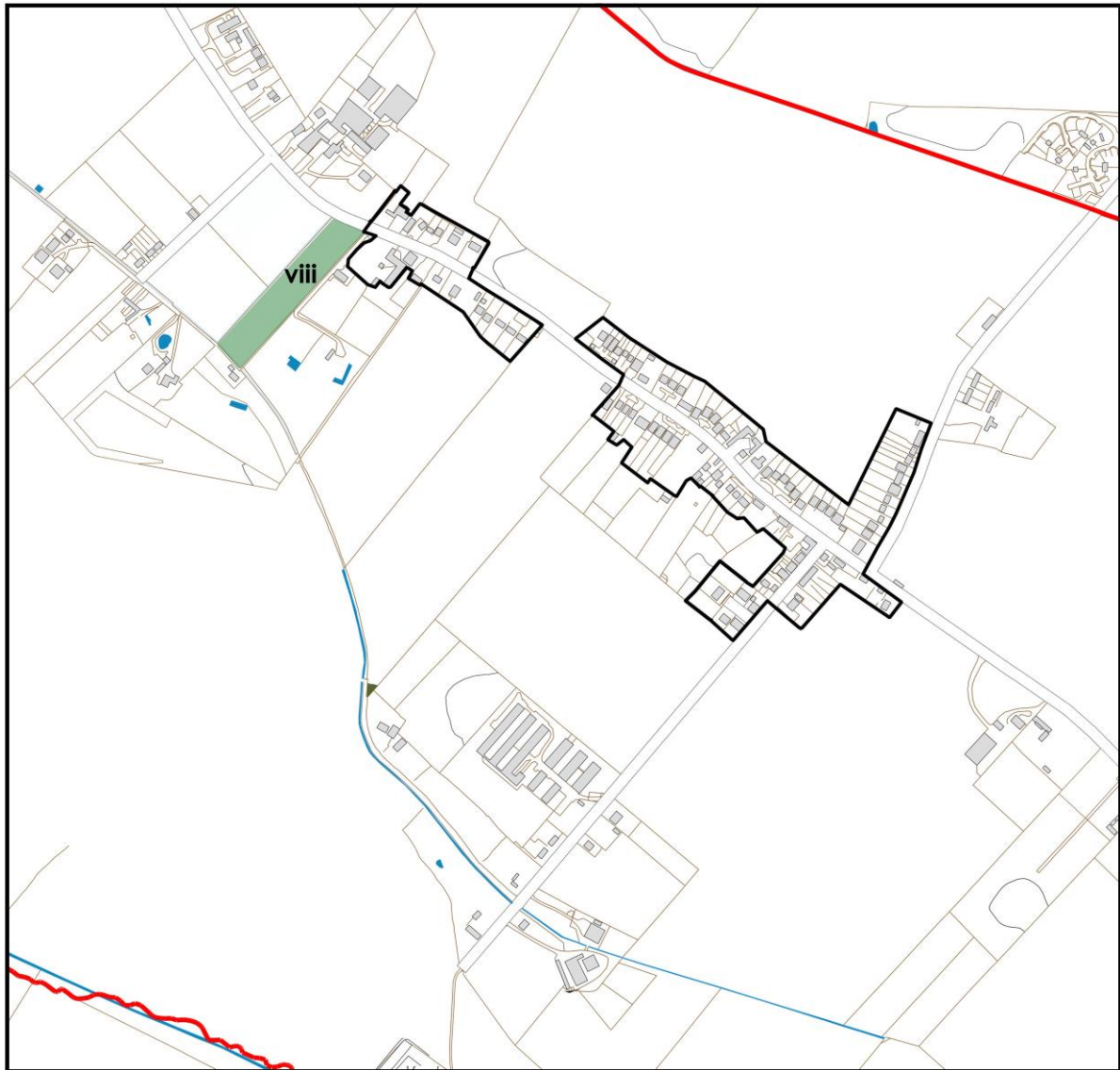
 Insets



# Edlesborough Parish Neighbourhood Plan

Inset A: Northall

Submission Plan July 2017



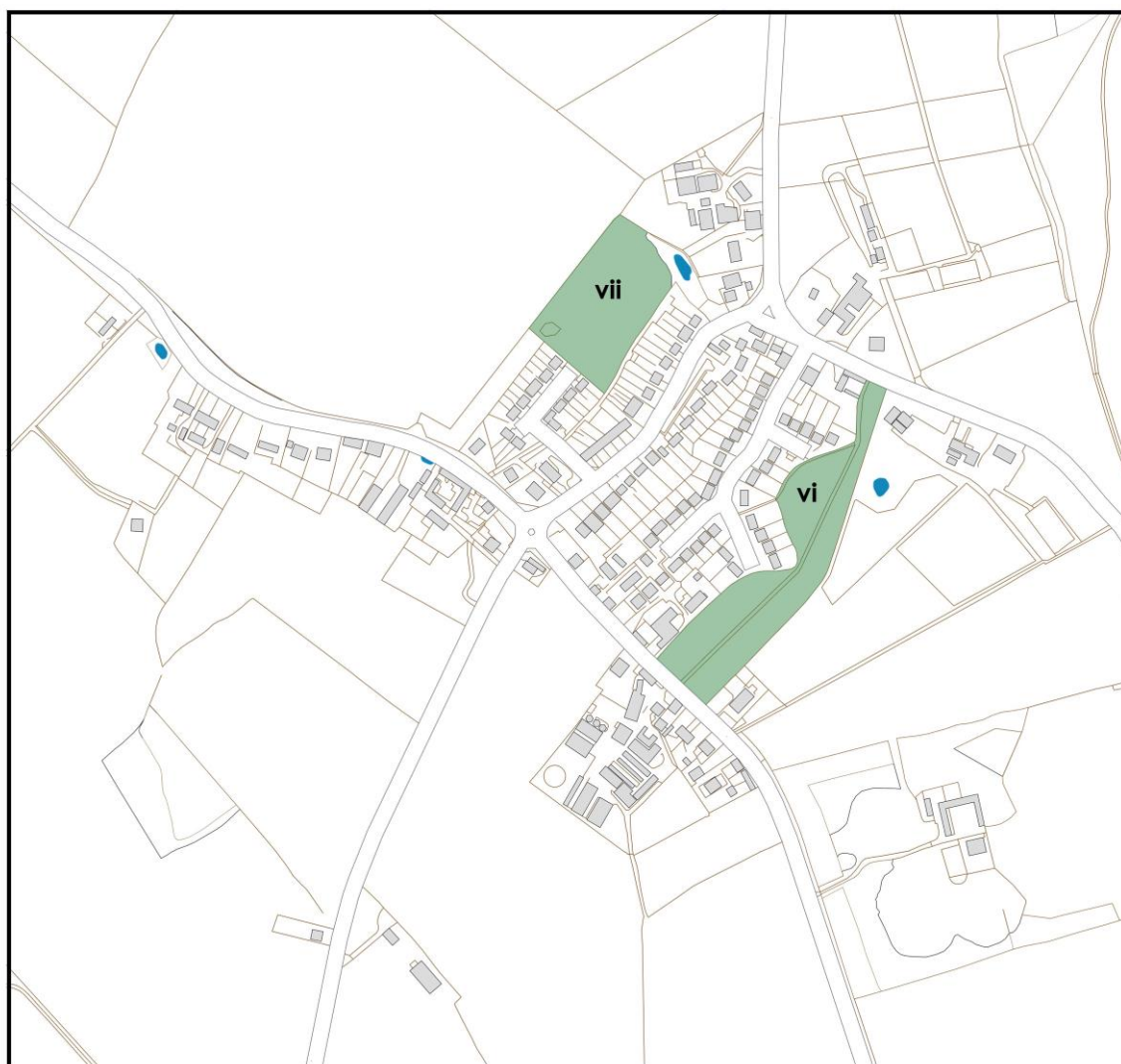
## Key

-  Parish Boundary
-  EP8 The Northall Settlement Boundary
-  EP9 Local Green Spaces

# Edlesborough Parish Neighbourhood Plan

Inset B: Dagnall

Submission Plan July 2017

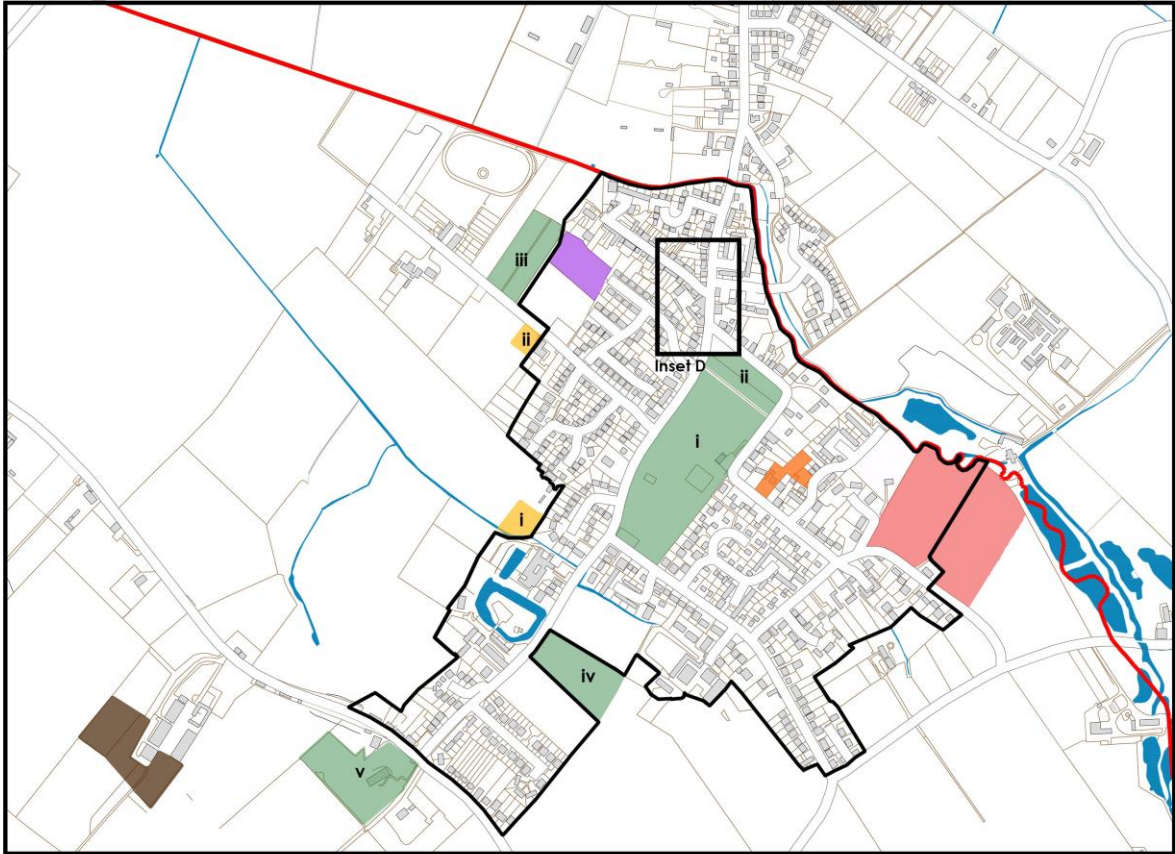


## Key

 EP9 Local Green Spaces

# Edlesborough Parish Neighbourhood Plan

Inset C: Edlesborough  
 Submission Plan July 2017

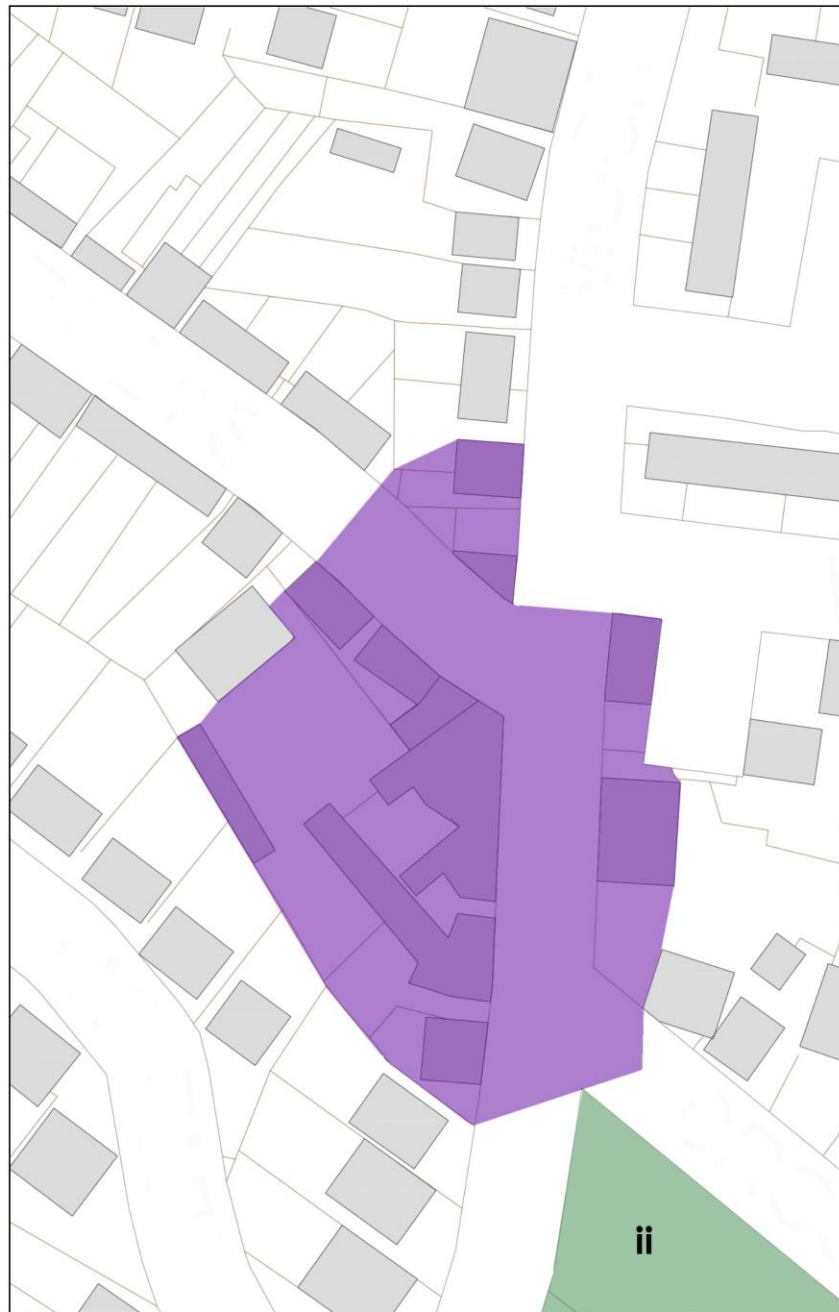


**Key**

- |  |  |
|--|--|
|  Parish Boundary                                |  EP4 Land at Slicketts Lane, Edlesborough |
|  EP1 The Edlesborough Settlement Boundary       |  EP6 Economic Development                 |
|  EP2 Land at the Green, Edlesborough            |  EP7 Expansion Of Local Services          |
|  EP3 Land adjacent to Good Intent, Edlesborough |  EP9 Local Green Spaces                   |

# Edlesborough Parish Neighbourhood Plan

Inset D: Edlesborough Village Centre  
Submission Plan July 2017



## Key

 EP5 Commercial and Retail Developments

 EP9 Local Green Spaces



## Appendix A

### Evidence base

Edlesborough Parish Fact Pack (2011)
Edlesborough Parish Neighbourhood Plan: Green Spaces Report (2017)
Edlesborough Parish Neighbourhood Plan: Buildings of Local Interest Report (2017)
Edlesborough Parish Neighbourhood Plan: Site Assessments Report (2017)
Edlesborough Parish Neighbourhood Plan: Final Strategic Environmental Assessment (2017)
Edlesborough Parish Neighbourhood Plan: Public Consultation Analysis (2011)
Edlesborough Parish Plan (2008) Question 21 (Housing & Commercial Development) Supplementary Analysis (2010)
Edlesborough Village Plan (1972)
Edlesborough Parish Housing Needs Survey (2011)
Vale of Aylesbury Local Plan: Consultation Draft (2016)
Vale of Aylesbury Local Plan: Housing & Economic Land Availability Assessment (2015)
Vale of Aylesbury Local Plan: Settlement Hierarchy Review (2015)
Aylesbury Vale District Local Plan (2004)
Aylesbury Vale Landscape Character Assessment (2008)
Buckinghamshire & Milton Keynes Environmental Record Centre Data
National Census 2011