

EDLESBOROUGH PARISH NEIGHBOURHOOD PLAN

‘OPEN HOUSE’ CONSULTATION INFORMATION

5TH JULY DAGNALL
9TH JULY EDLESBOROUGH
11TH JULY NORTHALL

Vale of Aylesbury Local Plan

What is VALP and how does it relate to our Neighbourhood Plan?

VALP is the local development plan compiled by our local planning authority (AVDC) and includes the planning policies that relate to the District as a whole.

VALP also specifies the housing required for the entire District **as well as the housing requirement for each settlement within the District.**

A neighbourhood plan (NP) identifies non-strategic policies that supplement the VALP policies and are specific to that particular neighbourhood. NP policies add detail relevant to the particular neighbourhood, but they must not conflict with VALP policies.

The NP can identify the specific housing sites and housing numbers, housing types etc on each particular site, but **the total number of houses must meet the minimum number specified in VALP for the settlement in question. If the NP does not meet the minimum number, VALP will make the allocations.**

When made (i.e. approved and adopted), the NP will sit alongside the adopted version of VALP, and the policies contained in both will determine whether or not a planning application is permitted or refused.

VALP is currently at the 1st draft stage and will be subject to a public consultation period starting on 7th July and continuing until 5th September.

AVDC will also be holding VALP consultation 'drop in' events at various locations around the District during the consultation period. See below.

Schedule of VALP Consultation Drop In Events Planned by AVDC

Location	Venue	Date	Time
Haddenham	Village Hall Social Centre	Monday 11 July	11am to 8pm
Buckingham	Community Centre	Wednesday 13 July	11am to 8pm
Aylesbury	Friars Square Shopping Centre	Thursday 14 July	10am to 5pm
Newton Longville	Village Hall 2 Paradise	Wednesday 27 July	10.30am to 7.30pm
Wendover	St Anne's Hall	Thursday 4 August	11am to 8pm
Aylesbury	Friars Square Shopping Centre	Friday 5 August	10am to 5pm
Winslow	Public Hall Elmfields Gate	Wednesday 10 August	10am to 6pm
Weedon	Bucks County Showground	Thursday 1 September	8.30am to 4.30pm
Whaddon	Jubilee Hall	Monday 8 August	4pm to 8pm

HELAA

Housing and Economic Land Availability Assessment

What is HELAA?

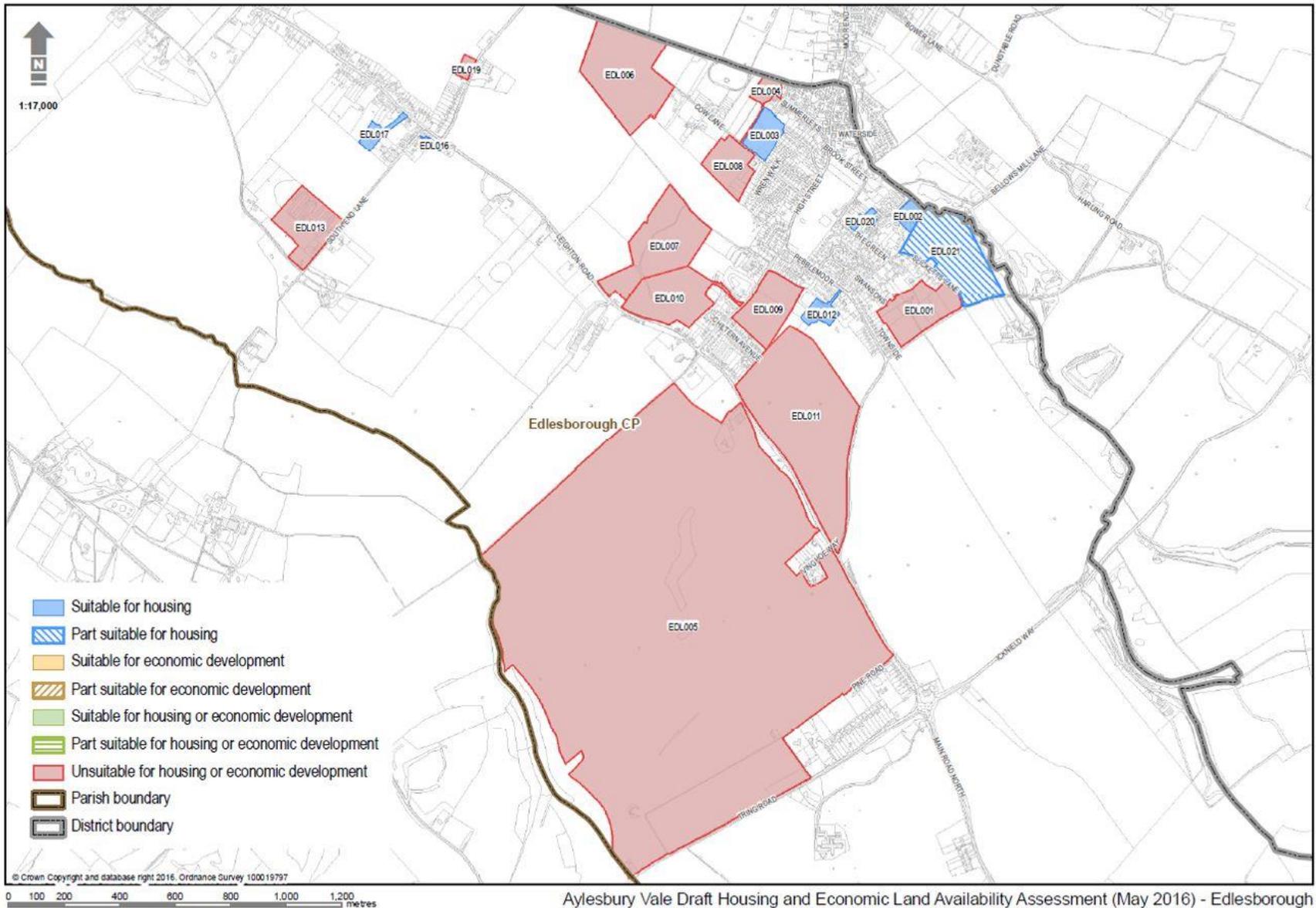
HELAA is a site by site assessment of potential development sites carried out by our local planning authority (AVDC) to inform the Vale of Aylesbury Local Plan (VALP).

AVDC put out a 'Call for Sites' where landowners and developers are invited to put forward land they wish to offer for development. AVDC then assess each site to determine whether or not they consider it suitable for development.

These assessments are not sufficiently detailed to determine whether or not a subsequent planning application for the site would succeed, they are just an initial assessment of suitability. This means that some applications on "suitable sites" might fail and conversely those for some "unsuitable sites" might succeed (e.g. the McCann site EDL009).

HELAA is therefore the starting point when identifying potential sites and their capacities for both VALP and our Neighbourhood Plan (NP).

The Edlesborough Task Group's assessment of the sites generally accepted the HELAA recommendations with the exception of site EDL009, where provisional planning consent has already been granted, and site EDL001, where the Task Group are suggesting that some partial development may be appropriate.



Aylesbury Vale Draft Housing and Economic Land Availability Assessment (May 2016) - Edlesborough

Edlesborough

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development		
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)	
EDL001	Land off Slickett's Lane	Edlesborough, Northall and Dagnall	3.8	Unsuitable - Important site in landscape & village character, development in this area feels very sporadic and the site's character is very rural. It also has poor highway infrastructure.	No	No					No	
EDL002	Land off Dove Close	Edlesborough, Northall and Dagnall	0.7	Suitable - Site has no significant constraints, although there is currently limited access. Site is well related to settlement. Northern edge of site is within Flood Zone 2/3. The site also contains semi improved grassland with stream on the north boundary. To safeguard biodiversity assets, there is a need to retain a 10m buffer strip to the stream and buffer to the hedge on the north west boundary.	Yes	Yes	10	10			No	
EDL003	Land north of Cow Lane	Edlesborough, Northall and	1.53	Suitable - Part of site has planning permission approved subject to a S106 agreement for 30 dwellings.	Yes	Yes	45	45			No	

						Housing				Economic Development	
Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
		Dagnall		The rest of the site has no significant constraints and would provide a opportunity to improve/ join up grid plan of the village.							
EDL004	Land at the end of Summerleys	Edlesborough, Northall and Dagnall	0.82	Unsuitable - part of site fronting Summerleys has permission for one dwelling. The rest of the site has poor highways access and is not well related to the rest of the settlement. Northern edge of the site is within Flood Zone 2/3.	No	No				No	
EDL005	Land between Leighton Road and Tring Road	Edlesborough, Northall and Dagnall	147	Unsuitable - Site is detached and has no relationship to the built up area of the settlement. Southern part of site adjoins the Chilterns AONB. The site is in an Area of Attractive Landscape and development would be likely to have a harmful landscape and visual impact.	No	No				No	
EDL006	Land Adjacent Cow Lane	Edlesborough, Northall and Dagnall	8.2	Unsuitable - site located outside the settlement, is detached from the built form and is in a rural location.	No	No				No	

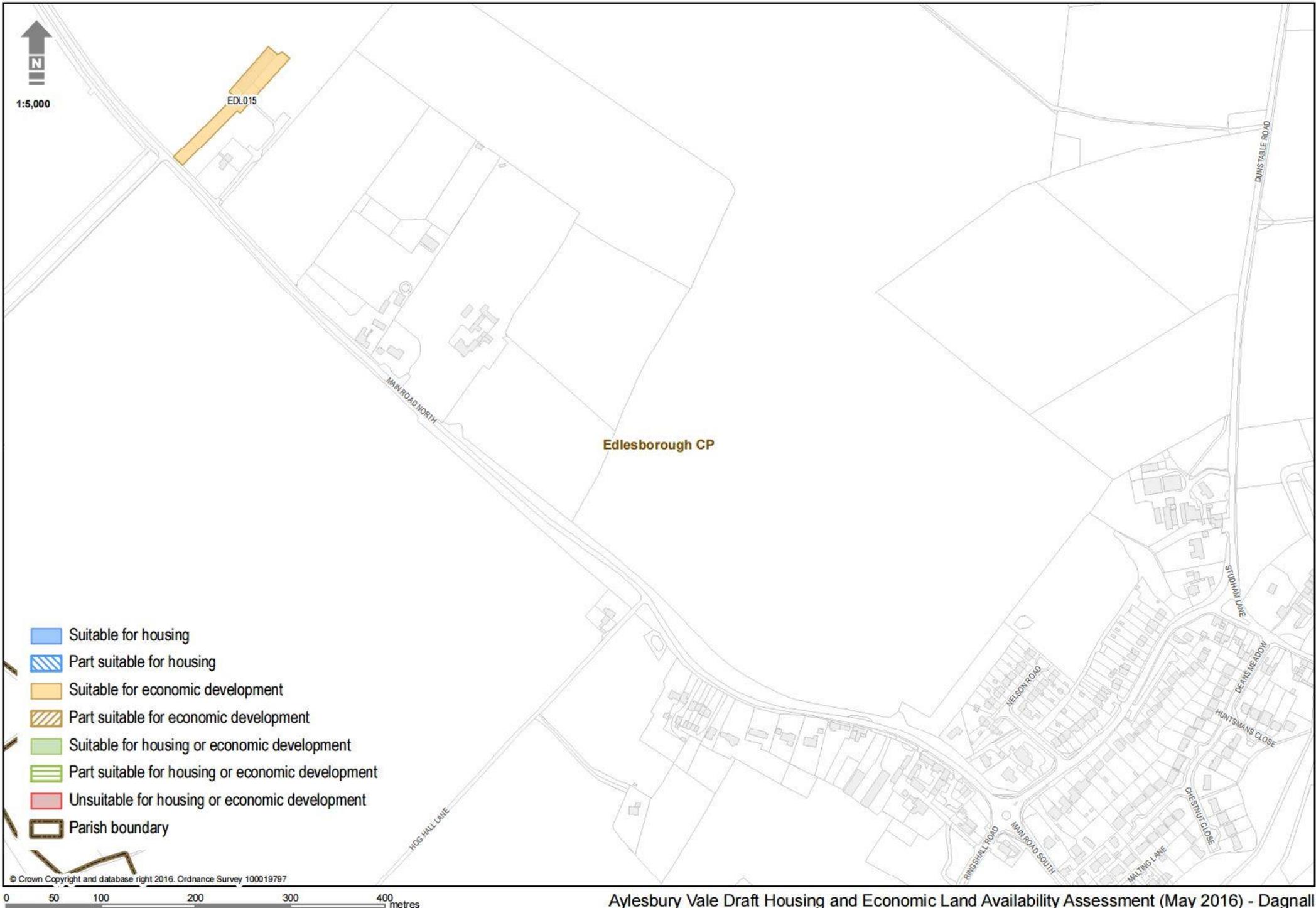
Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development	
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
EDL007	Land at Church Farm	Edlesborough, Northall and Dagnall	6.6	Unsuitable - Site detached from the village and is exposed from the north.	No	No				No	
EDL008	Land south of Cow Lane	Edlesborough, Northall and Dagnall	2.58	Unsuitable - Developing the site would have a harmful impact on biodiversity with semi improved grassland with scrub starting to establish hedges on three boundaries. In addition the north west part of the site is detached from the rest of the settlement and there are long distance views to and from the site. Development would also require highway improvements to Cow Lane.	No	No				No	
EDL009	High Street	Edlesborough, Northall and Dagnall	3.53	Unsuitable - Development of the site would have an adverse impact on the setting of the two Schedule Ancient Monuments and listed buildings located opposite the site. The site also forms an important green gap in the centre of the village with views to the Chilterns AONB, development of this gap would	No	No				No	

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development	
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
				have a detrimental impact on the character of this part of the village.							
EDL010	Fields r/o Leighton Road and High Street	Edlesborough, Northall and Dagnall	4.89	Unsuitable - Site lies near to a Scheduled Ancient Monument, development would have a detrimental impact on the setting of Edlesborough and Schedule Ancient Monument. Part of the site away from the Scheduled Ancient Monument is poorly related to the rest of the settlement. Developing the site would also have a medium to high ecology impact.	No	No				No	
EDL011	Land on the north east side of Leighton Road, Edlesborough	Edlesborough, Northall and Dagnall	17.11	Unsuitable - site is poorly related to the rest of the settlement. The site is in an Area of Attractive Landscape and visible rolling land where development would be likely to have a harmful landscape and visual impact.	No	No				No	
EDL012	Manor Farm, Pebblemoor	Edlesborough, Northall and Dagnall	0.82	Suitable - site has permission for six dwellings.	Yes	Yes	6	6		No	

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development	
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
EDL013	Deans Farm, South End Lane	Edlesborough, Northall and Dagnall		See Table for Northall							
EDL014	Land at Whistle Brook Farm, Slapton Lane	Edlesborough, Northall and Dagnall		See Table for Northall							
EDL015	Chiltern Farm Barn, Main Road North	Edlesborough, Northall and Dagnall		See Table for Dagnall							
EDL016	Threeways, Leighton Road	Edlesborough, Northall and Dagnall		See Table for Northall							
EDL017	Land Adjacent To The Cottage	Edlesborough, Northall and Dagnall		See Table for Northall							
EDL019	Land Off Eaton Bray Road	Edlesborough, Northall and Dagnall		See Table for Northall							
EDL020	29 The Green	Edlesborough, Northall and Dagnall	0.3	Suitable for housing - Development of this site would constitute infill within the built	Yes	Yes	6	6		No	

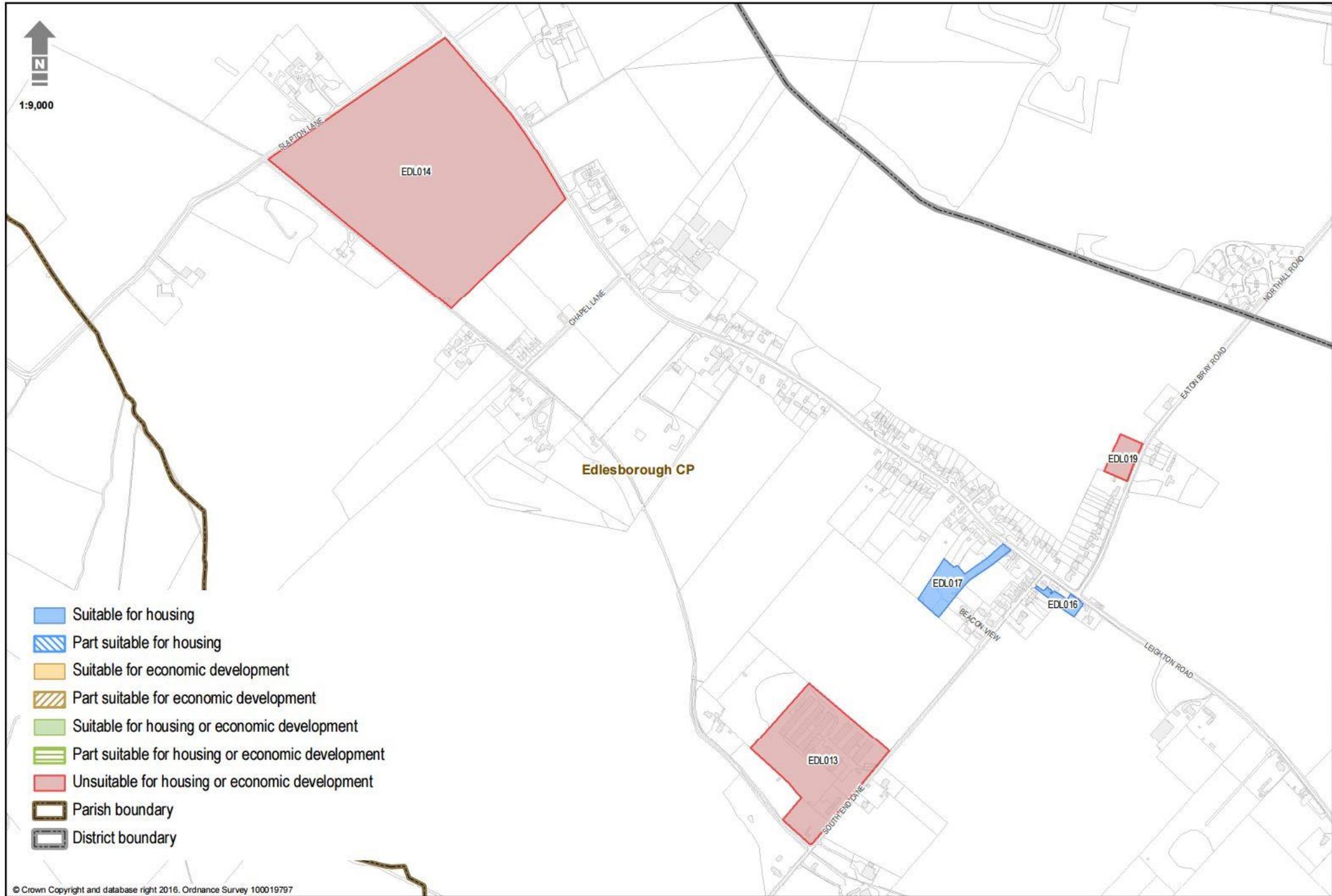
Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development	
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
				up area and would be appropriate subject to suitable access being achieved. Inadequate visibility from one access is a previous issue now being investigated in a planning application.							
EDL021	Slicketts Lane	Edlesborough, Northhall and Dagnall	6.4	Part suitable for housing- The northern part of the site which best relates to the existing built up development would be suitable for housing subject to appropriate access being achieved. Highway access to the site is currently poor. The southern part of the site becomes more exposed, rural in character and is adjacent an Area of Attractive Landscape. There are listed buildings adjoining the site and the impact on those should be considered in the design. The site borders a river which should have a 10m buffer and the small area of Flood Zone 2 and 3 be excluded	Yes	Yes	80	40	40	No	

						Housing				Economic Development	
Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
				from development.							
Total							147	107	0		0



Dagnall

						Housing				Economic Development	
Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
EDL015	Chiltern Farm Barn, Main Road North, Dagnall	Edlesborough	0.06	Suitable for economic development - Site has permission for 580 sqm of manufacturing employment use.		No				Yes	580
Total							0	0	0		580



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0 100 200 400 600 metres

Northall

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development		
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)	
EDL013	Deans Farm, South End Lane	Edlesborough, Northall and Dagnall	3.7	Unsuitable - the adjacent land on either side is open fields and housing opposite to the front is sporadic and dispersed. A development of 5 homes (the minimum for HELAA) would be out of character with area. In terms of economic development, the site has been used for farming and further intensification of the site to generate economic activity would not be considered appropriate.	No	No					No	
EDL014	Land at Whistle Brook Farm, Slapton Lane	Edlesborough, Northall and Dagnall	14	Unsuitable - the site is around 2 kilometres from the centre of the village and there is no built development opposite and adjacent - developing the site for housing or economic development would be out of character with the settlement.	No	No					No	
EDL016	Threeways, Leighton Road	Edlesborough, Northall and Dagnall	0.15	Suitable - Site has planning permission for erection of 5 dwellings.	Yes	Yes	5	5			No	

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development	
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
EDL017	Land Adj To The Cottage	Edlesborough, Northall and Dagnall	0.76	Suitable for housing - no significant constraints subject to suitable access being achieved.	Yes	Yes	16	16		No	
EDL019	Land Off Eaton Bray Road	Edlesborough, Northall and Dagnall	0.29	Unsuitable - the site is beyond the established built up area and development would cause harm to the identity and character of the settlement and surrounding countryside.	No	No				No	
Total							21	21	0		0

EPNP Vision

“**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 well contained to ensure that new homes have fitted in with the existing fabric and life of the village. It will also have enabled the community to invest in improving its school, recreation ground and other local facilities and the footpaths and cycleways that connect it to some of its closest villages. Its village centre continues to meet local shopping needs.

The design standards of new buildings have improved to reflect the rural character of the village.

Northall remains a small community benefiting from a few, but much appreciated amenities. It has grown a little with some small developments away from the A4146 which complement the historical ribbon development character. Its new homes have included a selection of downsizer and young family homes – with some self-build - to meet local needs. Investment has been made to improve the footpath and cycleway to Edlesborough to enable safer leisure and school journeys without needing the car.

Dagnall continues to enjoy its protection from large scale development due to its Green Belt status. It has found acceptable ways of meeting some local housing needs by INFILL AND some small, sensitively designed housing schemes for downsizers and first time buyers. Its precious community facilities have survived, as have its green spaces and views.

Key Objectives

Northall

- To manage the incremental growth of the village through sensitive infill and to protect the surrounding countryside from harmful development
- To protect essential facilities in the village to serve the local community
- to improve the walking and cycling connections of the village with Edlesborough
- to realise a beneficial reuse of the South End Lane

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
-

Edlesborough

- to plan for development that minimises the stress on local roads and public services infrastructure
- 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 commercial centre
- to secure a wider range of types and tenures of new homes, especially for downsizers and key workers

Proposed Policies

The purpose of a neighbourhood plan is to identify policies that enable growth but at the same time protect and preserve, as far as possible, the character and amenities of the settlements within the Parish. The Edlesborough Village Task Group is therefore proposing the following policies:

Policy ED1 A settlement boundary to be established for the village of Edlesborough, beyond which no development will be permitted, unless it is necessary for the purposes of agriculture or forestry. The settlement boundary must include sufficient brownfield and/or greenfield land within it to accommodate the new housing provision required by VALP.

Reason: To enable the necessary growth required by the Local Plan to be accommodated without resulting in unnecessary urban sprawl into the surrounding countryside. A settlement boundary provides definition regarding the extent of the built up area of the village and avoids doubt.

Policy ED2 Other than planned development specifically identified in the Neighbourhood Plan, housing developments within the settlement boundary should be limited to no more than 5 houses on a site not exceeding 0.25 hectare. Individual buildings should be no more than two storeys in height unless special circumstances can be demonstrated to prove that there will be no adverse impact on the character and appearance of the area. The density of new housing developments must not exceed 25 dwellings per hectare.

Reason: To avoid large new developments that may be more difficult to readily assimilate into the existing village community and to avoid over development of sites. Several smaller developments rather than just a few larger ones will also encourage phasing over the life of the Plan.

Policy ED3 Any development of more than 3 houses must provide a mix of houses including small starter homes (3 beds or less) and single storey bungalows suitable for the elderly.

Reason: To redress the existing imbalance of the types of dwellings available within the Parish. This is to ensure that suitable homes for first time buyers are available and facilitate existing elderly residents downsizing to properties more suited to their needs.

Policy ED4 New homes must respect the immediate character and pattern of development and care must be taken to ensure that the amenities of adjacent properties are not unduly affected.

Reason: To protect the amenities of existing residents

Policy ED5 New homes with 1, 2 or 3 bedrooms must be provided with at least two off street parking spaces. Those with 4 or more bedrooms must have at least 3 off street parking spaces. All new homes must have at least two parallel parking spaces as opposed to tandem spaces.

Reason: To limit the need for on street parking

Policy ED6 Access roads serving new developments must be at least 5.5m wide with a footpath that is a minimum of 2m wide. Access from the main thoroughfares of the village to new developments of more than 3 houses must not utilise existing service roads that are less than 5.5m in width

Reason: To avoid restricted width estate roads and cul-de-sacs becoming through roads to new developments

Policy ED7 Care must be taken to ensure that new development does not obscure from public view or compromise the setting of historic listed buildings and cottages.

Reason: To preserve as far as possible the appearance and character of the village

Policy ED8 New development must preserve sites of historic or archaeological interest and natural features including the green infrastructure assets identified in the Neighbourhood Plan, and if possible, endeavour to make them more visible and accessible to the public.

Reason: To preserve and enhance sites of historic or archaeological interest

Policy ED9 The loss of shops, pubs, food outlets and commercial services in the community through change of use will be strongly resisted unless it can be demonstrated that reasonable efforts have been made to continue their use for these purposes.

Reason: To protect the availability of local shops and services.

Policy ED10 Whilst new retail outlets and leisure facilities will be welcomed, any developments that might compromise the viability of existing retail businesses within the immediate neighbourhood will be resisted.

Reason: To protect the viability of existing local shops and services and to encourage appropriate new ventures.

Policy ED11 Small scale new commercial (B1) developments within the defined settlement boundaries will be welcomed. However, development that would compromise the amenity of neighbouring properties will be resisted. Commercial developments beyond the settlement boundaries will be encouraged in the defined economic areas identified in the Neighbourhood Plan, provided that they are of appropriate scale and location, and there are no undue adverse impacts on the rural landscape or road network.

Reason: To protect the amenity of local residents whilst growing the local economy.

Policy ED12 New developments must, where possible, incorporate pedestrian walkways linking neighbouring parts of the village.

Reason: To encourage people to walk rather than drive and thus by reducing car usage, ease the pressure on parking facilities within the village.

Other Issues That Our Neighbourhood Plan Needs to Address Which Are Still in The Process of Development

- Identifying and safeguarding existing green infrastructure assets
- Identifying existing community facilities to protect and support them
- Safeguarding future sites for expansion of existing public facilities
- Identify and protect key views and landmark buildings
- Recognise the needs and expectations of businesses and commercial developments and reconcile these with the residential community

Some of these issues will already be covered by the Vale of Aylesbury Local Plan (VALP) policies, but our Neighbourhood Plan (NP) gives us the opportunity to identify specific facilities, views, listed buildings etc and extend the protection they are afforded.

If there are any specific facilities, key views, green spaces, landmark buildings etc that you wish to see benefit from particular protection, please identify them on your feedback questionnaire.

EDLESBOROUGH VILLAGE TASK FORCE SITE ASSESSMENTS

Site EDL001A – North eastern part of HELAA site EDL001, bordering Slicketts Lane

Approximately 6 houses

Assessment Although not a HELAA recommended site, it would bring a local benefit in that the very narrow southern end of Slicketts Lane would be improved as part of the development

Site EDL001B – South western part of HELAA site EDL001, bordering Ford Lane

Approximately 35 to 41 houses depending on whether EDL001A is adopted.

Assessment Although not a HELAA recommended site, it is a possible alternative to site EDL021 to accommodate the remainder of the VALP residual housing allocation

Site EDL002 – Adjacent to Dove House Close

Approximately 10 houses

Assessment This is a HELAA recommended site

Site EDL003A – Southern part of HELAA site EDL003 bordering Cow Lane

30 houses already approved (Application 14/02161/APP)

Assessment This is a HELAA recommended site and planning consent for this part of the site has already been granted

Site EDL003B – Remainder of HELAA site EDL003 at bottom of Good Intent
Approximately 15 houses

Assessment This is a HELAA recommended site and constitutes the remainder of the site not already covered by planning application 14/01261/APP

Site EDL009A – Northern part of HELAA site EDL009 bordering the High Street
29 houses already provisionally approved (Application 15/02411/APP)

Assessment Although not a HELAA recommended site, provisional approval has already been granted.

Site EDL009A – Southern part of HELAA site EDL009 bordering the High Street
28 houses already provisionally approved (Application 15/02411/APP)

Assessment Although not a HELAA recommended site, provisional approval has already been granted.

Site EDL020 – Infill site at The Hawthornes, 29 The Green
Approximately 6 houses

Assessment This is a HELAA recommended site

Site EDL021 – Northern part of HELAA site EDL021 bordering Slicketts Lane
Approximately 35 to 41 houses depending on whether EDL001A is adopted.

Assessment This is a HELAA recommended site for up to 80 houses and could accommodate the remainder of the VALP residual housing allocation. Site EDL001B is a possible alternative.

EDLESBOROUGH SITE PROPOSALS



EDLESBOROUGH TASK FORCE HOUSING SITE PROPOSALS

The recently issued draft VALP has set Edlesborough village an **allocation of 169** new houses. To be approved, our Neighbourhood Plan must provide at least that number of new houses

After deducting recent completions and not as yet completed approvals totalling 97 houses (including sites EDL003A, EDL009A & EDL009B), we are left with a **residual housing requirement of 72**.

For the Neighbourhood Plan the Steering Group propose adopting sites EDL002 (10 houses), EDL003B (15 houses) and EDL020 (6 houses), leaving us to find sites for a further 41 houses.

The options that we have identified to accommodate those **remaining 41 houses** are as follows:

Option 1. Partial development of site EDL021

OR

Option 2. Partial development of site EDL001

OR

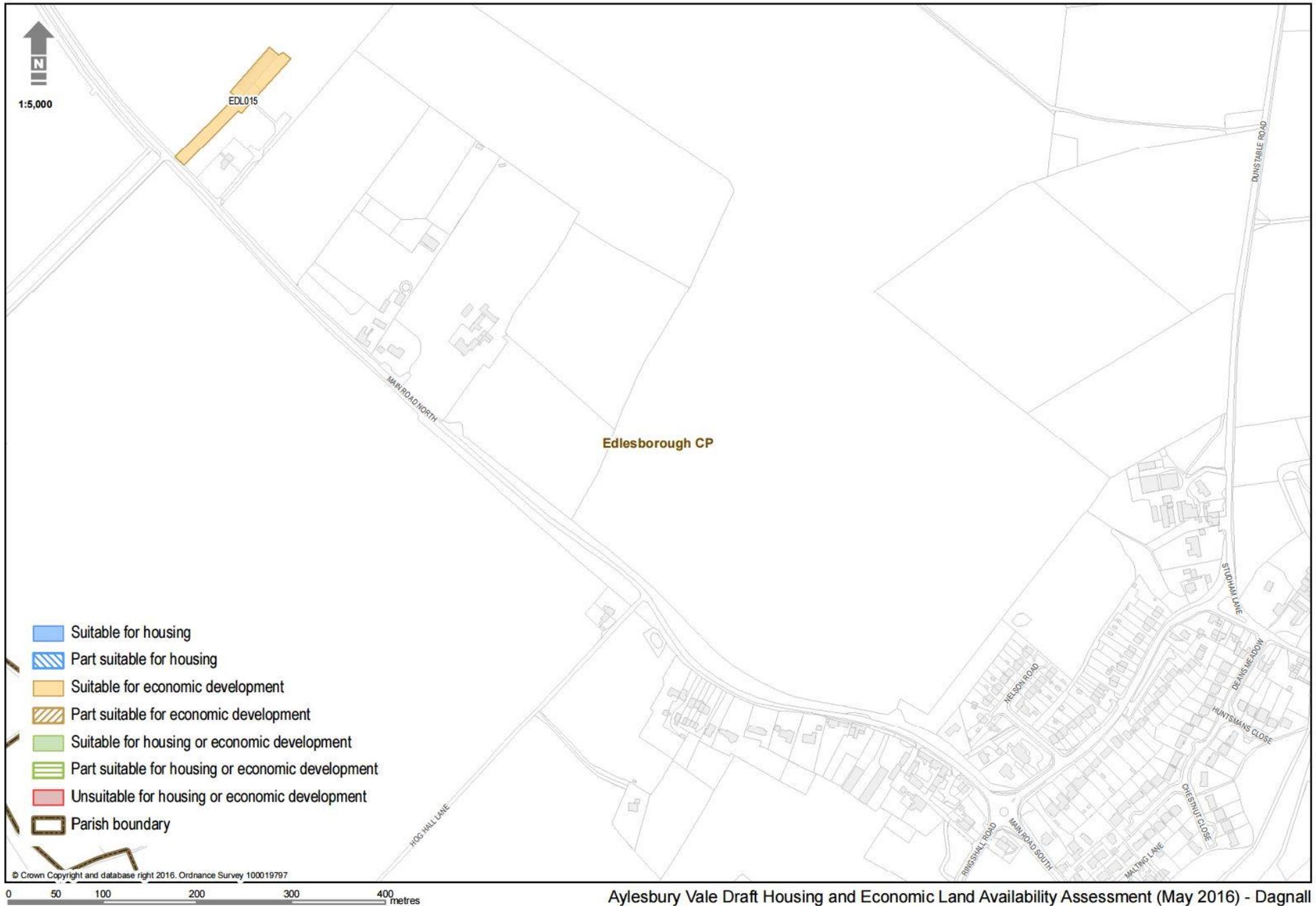
Option 3. A combination of partial development of both EDL021 and EDL001 (approximately 20 houses on each site)

WE NEED YOUR VIEW ON WHICH OPTION YOU PREFER ON THE QUESTIONNAIRE

DAGNALL DEVELOPMENT OPTIONS

Note: Dagnall is 'washed over' by The Green Belt and is in an Area of Outstanding Natural Beauty(AONB). Also it is classified as a small village and does not have a housing target. 'In-fills' will still be allowed. It is still possible that limited proposals can be made by the residents

1. Do Nothing - i.e. we will not be putting forward any new housing development sites
2. Sell off Dagnall Village Hall and/or Recreation Ground or parts thereof and relocate it/them, using funds raised to build new village hall
3. Implement a Community Right to Build scheme to create houses for young / elderly villagers by either building on the old Cow Farm or perhaps requesting a parcel of land from a local farmer / landowner



Aylesbury Vale Draft Housing and Economic Land Availability Assessment (May 2016) - Dagnall

Report from the Northall Task Force

Based on the 3.6.16 Draft Vale of Aylesbury Local Plan (VALP), which now only requires Northall to provide **9** new dwellings less the **5** for which approval has already been given since 1.4.2013 = **4**.

As VALP will not include any housing allocations of less than 5 dwellings, then Northall doesn't have to provide any allocations.

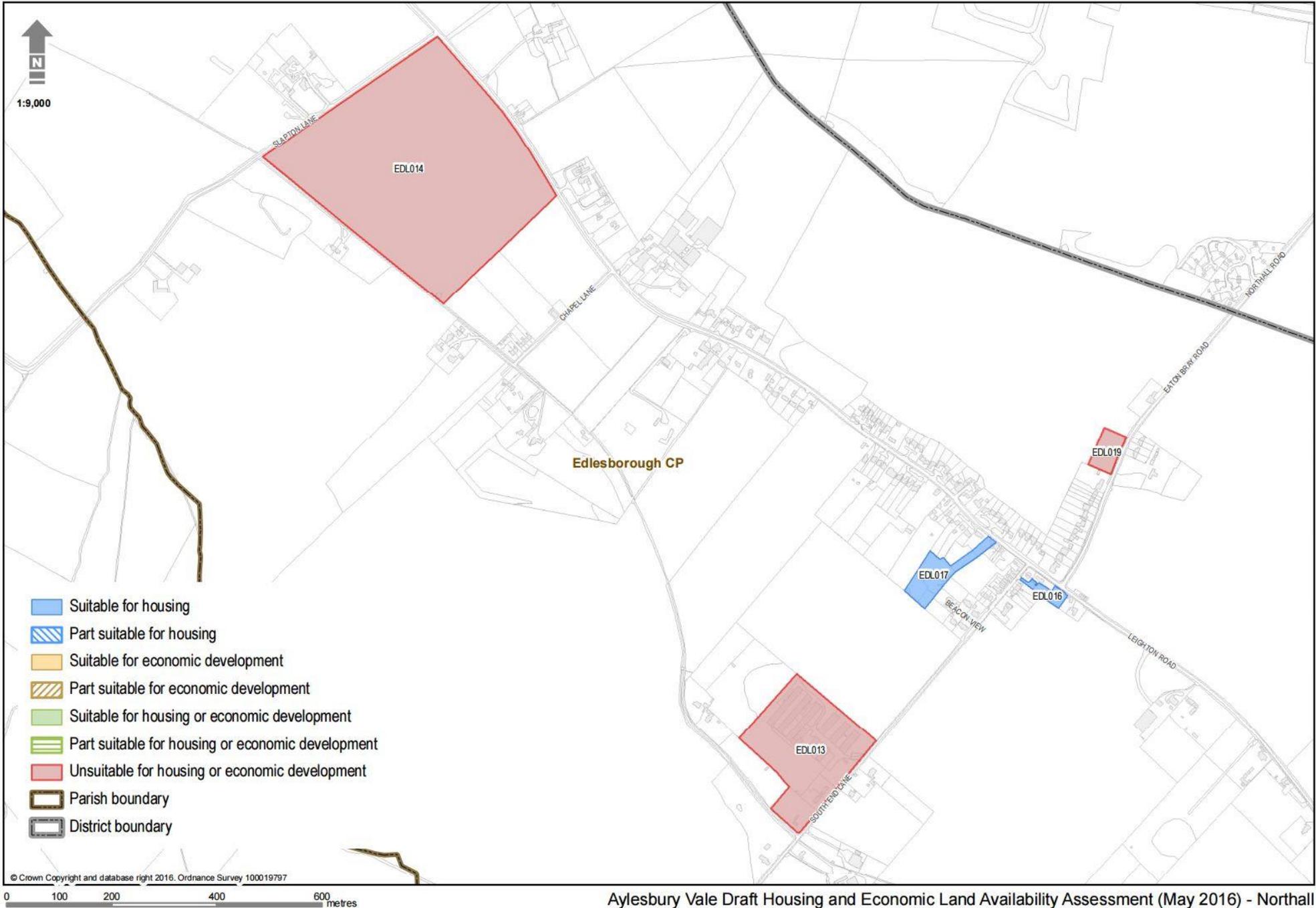
Pros	Cons
<u>OPTION 1 – DO NOTHING</u>	
<p>Some villagers may be content with this.</p>	<ol style="list-style-type: none"> 1. Relying on possible future windfalls (i.e. small sites which may become unexpectedly available in the future) and in-fills, may not provide sufficient additional residents to help maintain the future financial viability of The Swan pub & the Village Hall. 2. Similarly, may not be able to provide ‘down sizer’ dwellings for older villagers and/or dwellings for younger families. 3. Forgoing S106 monies (i.e. developer contributions to fund services) to help further improve the amenities in Northall. 4. Probably eliminates any financially viable opportunity to clear-up Dean’s Egg Farm site.
<u>OPTION 2 - ALLOCATE ONE OR MORE SITES FOR SOME LIMITED HOUSING DEVELOPMENT</u>	
<p><u>Dean’s Egg Farm site – using existing South End Lane access</u></p> <ol style="list-style-type: none"> 1. Given the amount of local support to "do something" to tidy-up the site, perhaps it could be included in the EPNP for, say, 5 	<ol style="list-style-type: none"> 1. A previous planning application was refused ~10 years ago because the site was deemed to be outside the built-up part of the village and Bucks CC objected to more traffic using the junction of South End Lane & the A4146

<p>houses. But it would need a great deal of local support to persuade AVDC to agree.</p> <p>2. Only 5 houses may not require the substantial monies needed to build an alternative road/access.</p> <p>3. The S106 amenity contribution from the developer might cover the provision of a pavement along much of South End Lane.</p> <p>4. The site is very close to what is now considered to be the focal point of the village - NVH; Play Area & The Swan - and with very easy, non- A4146, access.</p> <p>5. The proposed down-grading of the A4146 to the B440 when the new A505 –M1 link is opened might persuade BCC to withdraw the previous objection.</p>	<p>2. 5 houses may not generate sufficient funds to tidy-up the whole site.</p>
<p><u>Dean's Egg Farm site – using a possible new access from neighbouring fields</u></p> <p>1. A possible opportunity to "do something" to tidy-up the site. But it would need a great deal of local support to persuade AVDC to agree.</p> <p>2. Could provide a planned development of down-sizer, family & affordable homes in a landscaped setting.</p>	<p>1. It might require 20 -30 houses to make the clearing of the site and the acquisition of land and the building of a new access road financially viable.</p> <p>2. This number of houses might be too many for AVDC, some villagers & local residents.</p> <p>3. Would require local landowners to be willing to sell some of their land for the new access.</p>
<p><u>EDL017 (The Old Oaken Cottage)</u></p> <p>1. Given the depth of the site, most of the houses would be well</p>	<p>1. Would BCC agree to so many vehicular movements onto a new access to the A4146?</p>

away from the A4146.	<p>2. Would 16 houses be too many?</p> <p>3. Would the land owner be interested in a fewer number of houses?</p>
<u>EDL019 (Eaton Bray Road)</u>	<p>1. Previous planning applications have been refused because the site was deemed to be outside the built-up part of the village.</p> <p>2. Vehicle movements onto a bend in the road which is fairly busy at times.</p>
<u>Orchard A4146 (between Knolls View & The Old School Yard)</u>	
1. The site is large & deep enough to allow some houses and still leave open space/views in the middle of the village	1. Previous planning applications have been refused because the site was deemed to be outside the built-up part of the village and important open space/views would be lost.

The **Northall Task Force** comprises of the following who have attended at least one of the 5 meetings which have been held over the past 3 months:

Kevin Cabbage (Chairman; Member of the EPNP Steering Group; Parish Councillor representing Northall)
Pauline Glen (Member of the EPNP Steering Group)
Mike Scott (Member of the EPNP Steering Group)
Joan Sturmer
Steve Viney Sarah Steven
Mark O’Sullivan Lorna Cabbage
Clive Brown Rob Pratt (Parish Councillor representing Northall; – the last meeting only)
Claire Thompson Helen Kelly (the last meeting only)
Julian Steven



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The questionnaire is a separate document on this site. If you wish to complete one please print it off, complete and return to the Clerk Penny Pataky email clerk@edlesborough-pc.gov.uk

Closing date is July 20th