Edlesborough

Capac Yti	oldestin2	6-15 Years	1-5 Years	Capaci Y	əldesiiu2	Achiev yillids	Site assessment Unsuitable - Important site in landscape & village	Site Area (sd)	Parish	Site Address The Address	Refere and
	ON.							(en)	des lb 2	Ho bnsJ	
(wbs)	ON				oN	oN	character, development in this area feels very sporadic and the site's character is very rural. It also has poor highway infrastructure.	8.8	Edlesb orough	Slicketťs Lane	EDF001
	οN		ΟŢ	ΟŢ	sək	səХ	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.	۲.0	Edlesb orough	Land off Dove Close	EDF005
	oN		St	St	səX	səД	Suitable - Part of site has planning permission approved subject to a \$106 agreement for 30 dwellings. The rest of the site has no significant constraints and would provide a opportunity to improve/ join up grid plan of the village.	1.53	Edlesb orough	Land north of Cow Lane	EDF003
	οN				oN	oN	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	28.0	Edlesb orough	Land at the end of syerleys	EDF00 1

EDL009	EDL008	EDL007	EDL006	EDL005		Refere nce	
High Street	Land south of Cow Lane	Land at Church Farm	Land Adjacent Cow Lane	Land between Leighton Road and Tring Road		Site Address	
Edlesb	Edlesb	Edlesb orough	Edlesb orough	Edlesb		Parish	
3.53	2.58	6.6	8.2	147		Area (ha)	
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	Unsuitable - Developing the site would have a harmful impact on biodiversity with semi improved grasslawd 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.	Unsuitable - Site detached from the village and is exposed from the north.	Unsuitable - site located outside the settlement, is detached from the built form and is in a rural location.	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.	Flood Zone 2/3.	Site assessment	
No	ON	oN	No	ON		Achiev	
No	No	No	No	No		Suitable	
						Capaci ty	Housing
						1-5 Years	sing
						6-15 Years	
N _o	No	No	No	No		Suitable	Economic Development
						Capac ity (sqm)	mic

								Housing			
Refere nce	Site Address	Parish	Site Area (ha)	Site assessment	Achiev ability	Suitable	Capaci ty	1-5 Years	6-15 Years	Suitable	Capac ity (sqm)
				green gap in the centre of the village with views to the Chilterns AONB, development of this gap would have a detrimental impact on the character of this part of the village.							
EDL010	Fields of Leighton Road at the rear of the High Street	Edlesb orough	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, Edlesboroug h	Edlesb orough	17.1 1	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	Edlesb orough	0.82	Suitable - site has permission for six dwellings.	Yes	Yes	6	6		No	
Total	otal						61	61	0		0