

Draft Final Aylesbury Vale Draft Housing and Economic Development Land Availability Assessment (2015)

					Housing				Economic Development		
Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
				Flood Zone 2/3.							
EDL005	Land between Leighton Road and Tring Road	Edlesborough	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	8.2	Unsuitable - site located outside the settlement, is detached from the built form and is in a rural location.	No	No				No	
EDL007	Land at Church Farm	Edlesborough	6.6	Unsuitable - Site detached from the village and is exposed from the north.	No	No				No	
EDL008	Land south of Cow Lane	Edlesborough	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	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	No	No				No	



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				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	Edlesborough	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	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	0.82	Suitable - site has permission for six dwellings.	Yes	Yes	6	6		No	
<b>Total</b>							<b>61</b>	<b>61</b>	<b>0</b>		<b>0</b>