

Edlesborough Parish Neighbourhood Plan

First meeting of Northall Task Force held at “Larums” on Tuesday 29th March 2016

(Kevin, Pauline & Mike in attendance)

Following the first EPNP Steering Group meeting held on 24.2.16, Neil Homer (the Consultant helping EPC on this project), produced a Vision Workshop Paper dated 10.3.16. This Paper was then further discussed and refined at the second EPNP Steering Group meeting held on 21.3.16 - which resulted in the Vision Paper dated xx April 2016.

At its first meeting on 29.3.16, the Northall Task Force focused on all those matters concerning Northall. This then led to the following Notes being prepared to help inform a discussion with all those residents who had previously volunteered to help develop the Northall section of the EPNP.

Notes

The emerging Vale of Aylesbury Local Plan (VALP) regards Northall as a ‘smaller village’ with the likelihood that it will be required to accommodate some 25 more houses between 2013 and 2033. As planning approval has already been given for 5 houses since 1st April 2013, this means that provision will need to be made for 20 more houses.

Historically, most of Northall’s growth over the years has come from “ribbon” development along the A4146. The remaining growth has come from “windfall” sites such as Knolls View, Beacon View, Hazledene, Swan Pub garden (South End Lane), Kircutt Farm Close and Three Ways.

So, what are the options for 20 more houses?

A. More ribbon development:

However, this would almost certainly mean building on those locations which currently provide important views of the surrounding fields and hills and which help prevent Northall being a continuous, sprawling ribbon of houses along the A4146.

B. Await more “windfall” sites:

If some could be identified, and the owners would be willing to put them forward, then they could contribute towards the 20 houses.

Otherwise, just waiting for sites to come up would almost certainly be unacceptable for the VALP because there would be no certainty.

C. Try and unlock the potential of the Deans chicken farm site in South End Lane:

If alternative road access could be found, this 9 acre site could provide an opportunity to develop all 20 houses. They could be for “down-sizers” and possibly some affordable housing. The houses would have to fit into a rural setting. There might be a demand for open plan layouts with ground maintenance being provided. Tenure arrangements.

ooooo00000oooo

1. Settlement Boundaries:

Boundaries around the existing settlements

2. Identify and protect the existing open spaces and views:

- Leighton Road – field opposite Village Sign
- - old orchard between Village Sign & The Old School Yard
- - frontage to Nutbeams & Home Farm
- - field between The Northall Inn & Homeward Bound
- - field between Green Acres & Beacon Fields
- - fields between Rose Cottage & Ashton Cottages
- - field (adjacent to Slapton Lane) opposite Beacon Fields & Rose Cottage
- - field (adjacent to Chapel Lane) opposite Green Acres
- - Village Green
- - Allotments
- Eaton Bray Road – field between A4146 & Dancers End
- - field between Larums & The Vines

3. Identify and protect landmark buildings:

Initial Suggestions			
South End Lane	Butlers Manor Rest Harrow The Cottage Village Hall	Leighton Road	Iolanthe Cottage The Old Rectory The Old Wrestlers Peppiats Farm
Leighton Road	The Swan The Old Oaken Cottage The Old Bakery Dove Cottage Homeward Bound The Northall Inn Plum Cottage Ivy Cottage The Coach House	Eaton Bray Road	Larums The Vines Dancers End
		Chapel Lane	The End Cottage Ashpools Orchard Cottage Norcroft Little Orchard Cottage

4. Define existing community facilities to protect & support them

- Village Hall
- Play Area
- The Swan public house
- Knolls View amenity land & Northall Village Sign
- Allotments
- Village Green
- Baptist Chapel

5. Pavements, footpaths & cycleways

- Ensure all pavements are kept fully clear and useable at all times (Annual siding out of overgrown pavements - preventing encroachment of verge soil & growth onto footway; landowners keeping hedges properly cut).
- Ensure all public footpaths are kept fully clear and useable at all times

- Establish and maintain a cycleway from Eaton Bray Road to Summerleys (for access to shops), and Cow Lane (for access to Surgery and School).
- Establish a cycleway from Chapel Lane to Edlesborough.

ooooo00000ooooo