



## EDLESBOROUGH PARISH COUNCIL

### Comments Relating To Planning Application 23/02130/APP Land North of Good Intent, Edlesborough

This application to construct 18 houses on land at the bottom of Good Intent is effectively a re-submission of application 21/00780/APP which was allowed on appeal, but with the number of dwellings increased from 14 to 18.

The site in question is identified as EDL003B in the adopted Edlesborough Parish Neighbourhood Plan. Policy EP3 of the Plan stated that the site was suitable for up to 15 dwellings and that the access had to be from Cow Lane via site EDL003A (now known as Damson Way). Good Intent was considered to be unsuitable as the access due to its substandard junction with the High Street.

The scheme allowed under application 21/00780/APP comprised 14 dwellings, but the access was via Good Intent. The Planning Inspector allowed the appeal despite the conflict with the Neighbourhood Plan, but on condition that the build-out in the High Street proposed by the applicant to overcome the junction deficiency, was approved by the local highway authority.

Buckinghamshire Highways have just commenced the public consultation on the build-out proposal, and the Parish Council will be objecting to it because it considers that it would actually exacerbate the existing situation rather than alleviate it. The Parish Council reluctantly accept that the private ownership of Damson Way, (which occurred after the Neighbourhood Plan was drawn up), means that access to the site will now probably have to be via Good Intent, but are insistent that the proposed build out is not an acceptable solution to the visibility issue. Alternative schemes will need to be explored.

The reason that the Neighbourhood Plan only specified 15 houses was because 25dph was considered to be the maximum appropriate in a village setting, particularly for an edge of settlement development. It was recognised that density was considerably more than the adjacent Good Intent development, but at the time that the Neighbourhood Plan was being drafted, the site was envisaged as being an extension of the Damson Way development, which was expected to have a higher density. Now it transpires that this development will actually be an extension of Good Intent, where the housing density is approximately 18dph, it could be argued that even 25dph is somewhat excessive. We are however bound by the Neighbourhood Plan number of 15 dwellings, but a further increase to 18 dwellings, equivalent to 31dph, is unacceptable. It would amount to over development as it would be cramped, cluttered and completely out of character with the remainder of the road.

The cramped nature of the proposed development is witnessed by the extent of uncovered off-street parking provision. The development would provide a total of 56 parking spaces, only 9 of which would be undercover. That amount of exposed parking would make it appear very cluttered. Interestingly the street scene drawings included with the application depict 14 visible vehicles, not 47.

Furthermore 8 of the dwellings would have triple tandem parking. The Parish Council's expectation is that all new houses should have at least 2 parallel parking spaces as opposed to just tandem spaces. That expectation

is supported by Policy EP12 of the Neighbourhood Plan, which allows for a more generous provision than the standard guidelines, in order to limit the amount of on-street parking in the interest of highway safety. It is justified by the fact that a significantly greater proportion of households in the Parish have multiple cars compared with Aylesbury Vale as a whole, necessitated by the paucity of available public transport (reference paragraph 2.10 of the Neighbourhood Plan). Where households have multiple vehicles, tandem parking encourages on-street parking because the first vehicle is blocked in by second vehicle, which in turn is blocked by the third vehicle. This would result in the shared space in front of the houses becoming cluttered with parked vehicles, creating inherent dangers for pedestrians. The proposal does not include any pedestrian pavements.

Although not a planning consideration, we also need to draw attention to the mains water supply to the Cow Lane allotments that crosses the site. None of the drawings included with the application appear to recognise the existence of that supply pipe which will need protecting and possibly diverting. The most logical solution would probably be to connect the supply to the extended rising main at the northern end of the site.

Finally the amenity of numbers 55 and 59 Summerleys could well be affected by their close proximity to the boundary of the site. In particular No.55, which according to Google Earth appears to have a swimming pool immediately adjacent to the boundary, which would be directly overlooked by Plot 5.

I therefore recommend that the Parish Council should OPPOSE the application in its current form. To be acceptable it would need to include:

- No more than 15 houses in total.
- More of the car parking provision covered to make it more discreet.
- Parallel parking provision rather than tandem parking.
- An alternative to the previously proposed build out at the Good Intent/High Street junction.

John Wilkinson  
Councillor