



EDLESBOROUGH PARISH COUNCIL
LOCAL PLAN FOR BUCKINGHAMSHIRE SITES SURVEY -
GOOD INTENT, EDLESBOROUGH

Q1 Capacity of respondent?

- On behalf of Edlesborough Parish Council

Q2 Which council?

- Edlesborough Parish Council

Q3 Council position?

- Clerk to the Council

Q4 Email address?

- clerk@edlesborough-pc.gov.uk

Q8 Site reference no.

- 1207

Q9 Site address

- Land north of Good Intent, Edlesborough, LU6 2RE

Q10 Connection with site?

- Parish Council

Q11 Site suitability in principle (yes/no)?

- Yes

Q12 Reason?

- Already included in the adopted Edlesborough Parish Neighbourhood Plan, but at a lower housing density

Q13 Opportunities/advantages of site?

- None

Q14 Any associated infrastructure needs (yes/no)?

- Yes

Q15 What are the infrastructure needs?

- Improved sewerage infrastructure. The sewage system was installed in the 1960s, since when the population has doubled. It is now barely adequate, exacerbated by surface water ingress and heavy rain leading to backing up and overflowing.
- Improved public transport.

Q16 Any other potential barriers or challenges?

- Located within Chiltern Beechwoods Special Area of Conservation Zone of Influence
- Lack of local services

Q17 Any important environmental features nearby?

- Edge of village site in open countryside

Q18 Any important community assets nearby (yes/no)?

- Yes

Q19 Details of community assets?

- Chiltern Beechwoods Special Area of Conservation

Q20 Any previous promotion of site (yes/no)?

- Yes

Q21 Details of previous promotion?

- Site included in the adopted Edlesborough Parish Neighbourhood Plan, but at a lower housing density.
- Previous applications for 14 and 18 houses now superseded by the current application for 9 houses which is awaiting determination (limited to 9 due to Chiltern Beechwoods Special Area of Conservation restrictions)

Q22 Any issues raised by local residents (yes/no)

- Yes

Q23 Details of residents issues?

- Previous applications for 14 and 18 houses on the site considered to be too cramped.
- Lack of adequate local facilities,(schools, doctor, public transport)

Q24 Any further local information?

- Like all the other sites in the Parish, new housing development is limited by the Chiltern Beechwoods Special Area of Conservation restrictions
- If all four proposed “suitable” sites in Edlesborough village were to be built at the proposed density, an additional 333.78 dwellings would be added to the existing 753 houses within the settlement boundary. That would amount to an increase of 44%, which would significantly change the character of the village.

- Taken with other proposed developments sites in Northall and Edlesborough, this site contributes to further strain on local education provision, medical surgery and dental services in the area that would all need significant enhancement prior to site occupations.