



EDLESBOROUGH PARISH COUNCIL
LOCAL PLAN FOR BUCKINGHAMSHIRE SITES SURVEY -
EATON BRAY ROAD, NORTHALL

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.

- 3125

Q9 Site address

- Land at Eaton Bray Road, Northall, LU6 2UE

Q10 Connection with site?

- Parish Council

Q11 Site suitability in principle (yes/no)?

- No

Q12 Reason?

- Located outside the Northall settlement boundary, as defined in the adopted Edlesborough Neighbourhood Plan
- Unacceptable intrusion into open countryside
- Located within Chiltern Beechwoods Special Area of Conservation Zone of Influence
- Lack of local services
- A single development of 34 houses would be out of character on the edge of a smaller village that is not even large enough to be included in the settlement hierarchy.
- Housing density of 30dph for an edge of settlement site is excessive (reference VALP policy BE4 which states that the rural edge developments should be lower 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 outside the Northall settlement boundary, as defined in the adopted Edlesborough Parish Neighbourhood Plan
- 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)?

- No

Q21 Details of previous promotion?

- N/A

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

Q23 Details of residents issues?

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 both proposed “suitable” sites in Northall were to be built at the proposed density, an additional 48.9 dwellings would be added to the existing 126 houses within the settlement

boundary. That would amount to an increase of 39%, 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.