



EDLESBOROUGH PARISH COUNCIL
LOCAL PLAN FOR BUCKINGHAMSHIRE SITES SURVEY -
SOUTH END LANE, 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.

- 3134

Q9 Site address

- South End Lane, Northall, LU6 2EX

Q10 Connection with site?

- Parish Council

Q11 Site suitability in principle (yes/no)?

- No

Q12 Reason?

- The only portion of the site that is within the Northall settlement boundary, as defined in the adopted Edlesborough Parish Neighbourhood Plan, is the existing car park for the Swan public house. The remainder of the site is outside the defined settlement boundary and is greenfield and not brownfield.
- If the Swan car park was lost, the pub which is located on the busy B440, would no longer be viable and a community asset would be lost.
- Highway infrastructure is inadequate. Access to the site from South End Lane would be totally unsuitable. The access on to South End Lane is a narrow shared pedestrian and vehicle area for an existing development that is not designed for through traffic. The junction of South End Lane with the B440 is suitable for one-way traffic only.
- 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 1970s. 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 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?

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

- Yes

Q19 Details of community assets?

- Swan public house
- Northall Village Hall
- Chiltern Beechwoods Special Area of Conservation

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

- Yes

Q21 Details of previous promotion?

- The site is currently the subject of a planning application to build a total of 9 dwellings and is awaiting determination.

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

- Yes

Q23 Details of residents issues?

- Highway infrastructure is inadequate. Access to the site from South End Lane would be totally unsuitable. The access on to South End Lane is a narrow shared pedestrian and

vehicle area for an existing development that is not designed for through traffic. Residents report that they are responsible for the upkeep of this shared pedestrian/vehicle area. The junction of South End Lane with the B440 is suitable for one-way traffic only.

Q24 Any further local information?

- Like all the other sites in the Parish, new housing development is limited by the Chiltern Beechwoods SAC 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.