



EDLESBOROUGH PARISH COUNCIL
LOCAL PLAN FOR BUCKINGHAMSHIRE SITES SURVEY -
SWALLOWFIELDS

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.

- 3293

Q9 Site address

- Land to the north side of Ford Lane, Edlesborough, LU6 2JD

Q10 Connection with site?

- Parish Council

Q11 Site suitability in principle (yes/no)?

- No

Q12 Reason?

- Outside the Edlesborough settlement boundary, as defined in the adopted Edlesborough Parish Neighbourhood Plan. Even if the settlement boundary was rounded off (i.e. infilled) at that point, only a small proportion of the site would be included.
- The same site was considered and judged unsuitable in the previous HELAA (March 2013). Reason: important site in landscape & village character, poor highway infrastructure and nothing has changed.
- The suggested housing density of 30dph is excessive for an edge of settlement site. A previously unsuccessful application by Cala Homes (only eight years ago) sought approval for 64 houses, equivalent to a housing density of 17dph.

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
- Inadequate highway access
- Extremely poor pedestrian access, no pavement at present

Q16 Any other potential barriers or challenges?

- Located outside the Edlesborough 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?

- Edge of village site in open countryside
- Listed buildings: Yew Tree House & Charity Farmhouse

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?

- The site was submitted for the previous HELAA and was rejected as unsuitable. Cala Homes then submitted an application to build 64 dwellings (not 90 as suggested in the latest HELAA), which was refused.

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

- Yes

Q23 Details of residents issues?

- Numerous including loss of open countryside, inadequate highway access, lack of local services, inadequate sewage infrastructure.

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.