



**EDLESBOROUGH PARISH COUNCIL**  
**LOCAL PLAN FOR BUCKINGHAMSHIRE SITES SURVEY -**  
**ST MARYS GLEBE, EDLESBOROUGH**

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**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](mailto:clerk@edlesborough-pc.gov.uk)

**Q8 Site reference no.**

- 3658

**Q9 Site address**

- Land at Edlesborough Glebe LU6 2HT

**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.
- The site would be an unacceptable intrusion into open countryside.
- The site is land locked. It has no suitable highway access.
- A portion of the site is reserved under Policy EP7 of the adopted Edlesborough Parish Neighbourhood Plan for possible future expansion of Edlesborough Primary School.
- A development of 102 dwellings with a density of 30dph on an open countryside site would have an unacceptable impact on the local character as well as the landscape.

**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 defined Edlesborough settlement boundary
- 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
- Tythe Barn, dovecote and fish pond at Church farm

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

- Yes

**Q19 Details of community assets?**

- Fishpond and moated site with dovecote – Historic Monument No. 1006955
- 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 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.