



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

- 663

Q9 Site address

- Land off Slicketts Lane, Edlesborough, LU6 2JD

Q10 Connection with site?

- Parish Council

Q11 Site suitability in principle (yes/no)?

- Yes

Q12 Reason?

- **ONLY PARTIALLY SUITABLE**
- The northern part of the identified site is already included in the adopted Edlesborough Parish Neighbourhood Plan, but only for approximately 2ha and not 4.16ha as quoted in the draft HELAA.
- The maximum housing density for the site in the NP is only 20dph, not 40dph. There can be no justification for the figure of 40dph quoted in the draft HELAA for an edge of settlement site.
- The local highway infrastructure serving the site is extremely poor and restricted.
- Extremely poor pedestrian access.
- Much of the site is subject to frequent flooding.

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?

- Partially located outside the Edlesborough 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
- Listed buildings: Old Corner Farmhouse, The Grove & Bellows Mill

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 northern part of the site identified in the NP is the subject of an outline planning application for 40 houses that is awaiting determination

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

- Yes
- See separate comments submitted by neighbouring resident, Mr J Davies.

Q23 Details of residents issues?

- Numerous including loss of open countryside, localised flooding, inadequate highway access, lack of local services, inadequate sewage infrastructure.
- Images of flooding will be sent separately by email.

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.