

EPNP Edlesborough Task Group Meeting 12/05/2016

Attendees

Alan Williams
Cliff Hughes
John Wilkinson
Peter Franklin
Bob Feaviour
Richard Holmes

Apologies

Ben Everest
Chris Banks
Doug Oughton
Jim McCook
Kate Mulcahy

The meeting concentrated on reviewing the potential development sites in and around the village and assessing their suitability. The sites are identified by their HELAA reference numbers.

EDL001 – Swallowfields off Ford Lane / Slicketts Lane

Size: 3.8ha

HELAA Assessment:

Unsuitable – Important site in landscape and village character, development in this area feels very sporadic and the site's character is very rural. It also has poor highway infrastructure.

Task Group Assessment:

- North edge of site is bounded on three sides by built development (approx 1ha including existing stable buildings).
- Highway access could be achieved by widening Ford Lane between Pebblemoor and Slicketts Lane
- Any development on this site would need to be predominantly single storey to preserve the rural feel of this edge of settlement site.
- Complete site too large for an edge of settlement development but a small linear extension the existing dwellings fronting onto the southwest side of Slicketts Lane might be appropriate towards the end of the plan period if necessary.

Task Group Recommendation: Possible reserve site for 5 to 6 dwellings.

EDL002 – Land off Dove House Close

Size: 0.7ha

HELAA Assessment:

Suitable – Site has no significant constraints, although there is currently limited access. Site is well related to settlement. Northern edge is within Flood Zone 2/3. The site also

contains semi improved grassland with stream on the northern boundary. To safeguard biodiversity assets, there is a need to retain a 10m buffer strip to the stream and buffer to the hedge on the north west boundary.

Capacity -10 dwellings (equivalent to 14.3dph)

Task Group Assessment:

- Northern edge of site is no longer in Flood Zone 2/3 according to the latest Environment Agency Flood Map for Planning.
- Highway access could be difficult. It may be more feasible to access the site via Taskers Row rather than Slicketts Lane and Dove House Close.
- Any development on this site would need to be predominantly single storey to preserve the rural feel of this edge of settlement site.
- Development of this site could be conditional on the provision of some amenity land along the bank of the stream on the north eastern border of the site.

Task Group Recommendation: Site has potential for up to 10 dwellings as indicated in the HELAA report

EDL003 – Land north east of Cow Lane opposite the Surgery

Size: 1.53ha

HELAA Assessment:

Suitable – Part of site has planning permission approved subject to an S106 agreement for 30 dwellings. The rest of the site has no constraints and would provide an opportunity to improve/join up grid plan of village.

Capacity – 45 dwellings (equivalent to 29.4dph)

Task Group Assessment:

- Access to site is problematical. Cow Lane would need to be widened from its junction with Wren Walk to provide access. Access from Good Intent would not be appropriate due to its restricted width, so all access would need to be via Cow Lane.
- Approval has already been granted for 30 dwellings to be built on the south western part of the site.
- Site bounded on two sides by built development

Task Group Recommendation: Site has potential for up to 45 dwellings in total as indicated in the HELAA report. (A further 15 dwellings in addition to the 30 already approved).

EDL004 – Land at the end of Summerleys

Size: 0.82ha

HELAA Assessment:

Unsuitable – Part of site fronting Summerleys has permission for one dwelling. The rest of the site has poor highways access and is not related to the rest of the settlement. Northern edge of the site is within Flood Zone 2/3.

Task Group Assessment:

- Site is no longer in Flood Zone 2/3 according to the latest Environment Agency Flood Map for Planning.
- House already approved at the end of Summerleys will block off the only highway access to the site.
- Development of this site would result in an unacceptable extension of the built development into open countryside

Task Group Recommendation: Unsuitable

EDL005 – Land between Leighton Road and Tring Road

Size: 147ha

HELAA Assessment:

Unsuitable – Site is detached and has no relationship to the built up area of the settlement. Southern part of site adjoins the Chilterns AONB. The site is in an Area of Attractive Landscape and development would be likely to have a harmful landscape and visual impact.

Task Group Assessment

- Site is excessively large and its development would result in a conurbation considerably larger than the existing village of Edlesborough.
- The site is totally disconnected from the existing built settlement.
- The site is an important landscape view and entirely within the AAL.

Task Group Recommendation: Unsuitable

EDL006 – Land at the bottom of Cow Lane

Size: 8.2ha

HELAA Assessment:

Unsuitable – Site detached from the village and is exposed to the south.

Task Group Assessment:

- The site is too large and totally disconnected from the existing built settlement.
- Highway access would be problematical

Task Group Recommendation: Unsuitable

EDL007 – Field to north east of Leighton Road opposite Sparrow Hall Farm

Size: 6.6ha

HELAA Assessment:

Unsuitable – Site detached from the village and is exposed from the north.

Task Group Assessment:

- The site is too large and totally disconnected from the existing built settlement.

Task Group Recommendation: Unsuitable

EDL008 – Land to the south west of Cow Lane adjacent to the Surgery

Size: 2.58ha

HELAA Assessment:

Unsuitable – Developing the site would have a harmful impact on biodiversity with semi improved grassland with scrub starting to establish hedges on three boundaries. In addition the north west part of the site is detached from the rest of the settlement and there are long distance views to and from the site. Development would require highway improvements to Cow Lane.

Task Group Assessment:

- Only one side of the site is currently bound by the built part of the village and so development of this site would result in an unacceptable extension of the built development into open countryside.
- Part of the site adjacent to the Surgery and Cow Lane needs to be reserved for possible future expansion of the surgery and additional car parking. This is also the part of the site that would bound any new built development of site EDL003.
- Like site EDL003, significant highway improvements to Cow Lane would be necessary to provide the necessary access.

Task Group Recommendation: – Unsuitable for housing development. The only part of this site that might be suitable for a small scale development is the part that needs to be reserved for possible future expansion of the Surgery and associated car parking.

EDL009 – Land off the High Street opposite the School

Size: 3.53ha

HELAA Assessment:

Unsuitable – Development of the site would have an adverse impact on the setting of the two Scheduled Ancient Monuments and listed buildings located opposite the site. The site also forms an important green gap in the centre of the village with views to the Chilterns AONB. Development of this gap would have a detrimental impact on the character of this part of the village.

Task Group Assessment:

- We have no choice but to accept that the McCann application has already been approved subject to the completion of an S106 agreement, regardless of our views regarding the acceptability of the proposal.
- The density of the southern element of the proposal appears to be excessive

Task Group Recommendation: None. The development of this site has already been provisionally approved by AVDC and is expected to deliver 57 houses.

EDL010 – Land off Leighton Road backing onto Church Croft

Size: 4.89ha

HELAA Assessment:

Unsuitable – Site lies near to Scheduled Ancient Monument. Development would have a detrimental impact on the setting of Edlesborough and the Scheduled Ancient Monument. Part of the site away from the Scheduled Ancient Monument is poorly related to the rest of the settlement. Developing the site would have a medium to high ecology impact.

Task Group Assessment:

- Only one side of the site is currently bound by the built part of the village and so development of this site would result in an unacceptable extension of the built development into open countryside
- The site is totally within the AAL

Task Group Recommendation: Unsuitable

EDL011 – Land to the east of Leighton Road, backing onto Chiltern Avenue

Size: 17.11ha

HELAA Assessment:

Unsuitable – The site is poorly related to the rest of the settlement. The site is in an Area of Attractive Landscape and visible rolling land where development would be likely to have harmful landscape and visual impact.

Task Group Assessment:

- Only one side of the site is currently bound by the built part of the village and so development of this site would result in an unacceptable extension of the built development into open countryside
- Site is excessively large and its development would overwhelm the southern approaches to the village
- Poor pedestrian access to village facilities – too distant.
- The site is totally within the AAL

Task Group Recommendation: Unsuitable

EDL020 - The Hawthorns, 29 The Green

Size: Not known

HELAA Assessment:

Not included in HELAA or SHLAA studies

Planning History:

This site was recently the subject of a planning application which was subsequently withdrawn before determination (ref 15/01519/APP). The application proposed to demolish the existing bungalow and erect six detached dwellings. Whilst this was considered to be over development, some infilling of the site was nevertheless considered appropriate.

Task Group Assessment:

- The site would be infilling and so some development would be appropriate

- At least some of the development would need to be single storey in keeping with neighbouring properties
- There is scope to improve the layout of the site by including parts of neighbouring gardens and thus improve the housing yield that could be delivered

Task Group recommendation: The site has the potential to deliver a net gain of 3 -5 houses dependant on the site boundaries.

EDL021 - Field to the north east of Slicketts Lane

Size: Not known

HELAA Assessment:

Not included in HELAA or SHLAA studies

Task Group Assessment:

- Once EDL002 is developed, the site will be bounded on one side by built development and partially on a second side.
- Part of the north western border may be required to provide the necessary access to EDL002
- The site is too large to develop in its entirety, but it could be identified for limited development if the housing requirement cannot be delivered by the other identified sites
- Development of this site could be conditional on the provision of some amenity land along the bank of the stream on the north eastern border of the site
- Like EDL001 and EDL002, any development on this site would need to be predominantly single storey to preserve the rural feel of this edge of settlement site.

Task Group Recommendation: The north western end of the site could be a possible reserve site for 10 to 15 dwellings.

Summary of Housing Delivery 2103 to 2033

Already approved (or provisionally approved) – Total 90 dwellings

Chiltern Avenue, Garages (13/01072/APP) – 1 dwelling

Avenue House, Moor End (13/01098/APP) – 1 dwelling

Bottom of Summerleys (14/01908/APP) – 1 dwelling

Land off Cow Lane (14/01261/APP) – 30 dwellings

Land off High Street (15/02411/APP) – 57 dwellings

Development sites recommended by Task Group – Total 25 dwellings

Land off Dove House Close (EDL002) – 10 dwellings

Rest of land off Cow Lane (EDL003) – 15 dwellings

Possible reserve options proposed by Task Group – Total 18 to 26 dwellings

Land off Ford Lane/Slicketts Lane (EDL001) – 5 to 6 dwellings

The Hawthorns, 29 The Green (EDL020) – 3 to 5 dwellings

Field NE of Slicketts Lane (EDL021) – 10 to 15 dwellings

Date of next meeting: Thurs 26th May 2015 @ 7:30pm

Venue: Edlesborough Memorial Hall

Suggest agenda: Review and discuss possible draft policies