

EDLESBOROUGH PARISH NEIGHBOURHOOD PLAN

2013 – 2033

DRAFT SUSTAINABILITY APPRAISAL/ STRATEGIC ENVIRONMENTAL ASSESSMENT

Published by Edlesborough Parish Council under the EU Directive 2001/42 on Strategic Environmental Assessment and the Environmental Assessment of Plans & Programmes Regulations 2004 to accompany the publication of the Pre Submission Edlesborough Parish Neighbourhood Plan

December 2016

NON-TECHNICAL SUMMARY

1. The purpose of this Sustainability Appraisal Report is to provide an assessment of any significant social, environmental and economic effects resulting from the policies and proposals of the Pre Submission version of the Edlesborough Parish Neighbourhood Plan. It has been published for as a Pre Submission document for consultation by Edlesborough Parish Council. The local planning authority, Aylesbury Vale District Council (AVDC) issued a screening opinion in June 2016 requiring an SEA and the Parish Council has chosen to meet this obligation by preparing a Sustainability Appraisal.

2. The Neighbourhood Plan contains a number of policies for the use and development of the land in the Parish of Edlesborough in the plan period up to 2033. Their policies, together with the policies of the Local Plan and the National Planning Policy Framework (NPPF) will be used by the District Council to help determine planning applications once the Neighbourhood Plan is approved in due course.

3. Although not yet adopted, the Neighbourhood Plan has been informed by the reasoning and evidence base from AVDC. The VALP will replace the AVDLP and a draft was published for consultation in July 2016. The District Council hopes to be able to submit the VALP for examination by the end of 2017 and then to adopt it during 2018. The VALP will set the spatial and growth strategy for the District over the plan period 2013 to 2033 and will contain development management policies to replace those saved from the AVDLP.

4. The District Council has recently announced that the assumptions made in the Draft VALP in respect of housing supply have changed. It now seems likely that the VALP will not need to plan for as much unmet housing need from its neighbouring districts (Chiltern and Wycombe) as originally thought. The implications of this are not yet known for Parishes like Edlesborough and have resulted in a further delay to the timetable for the adoption of the VALP.

5. There has been some developer activity in the Parish over recent years, primarily around Edlesborough village. Outstanding approvals yet to be implemented in Edlesborough include 30 new houses in Cow Lane in the village. An application for 57 new houses on land opposite the School has been also been approved, subject to the necessary Section 106 agreement being drawn up. And there is currently an application for 10 new build houses on land off Dove House Close awaiting determination by the District Council.

6. In general, the Parish has no urgent social, economic or environmental issues that the Neighbourhood Plan has had to grapple with. Those matters that do need addressing are best dealt with at a District planning scale, if indeed the land use planning system is able to address them at all.

7. There is a reasonably good correlation between the mix of Plan objectives for the village and the sustainability objectives, with the potential for a number of positive effects. Housing growth will provide an opportunity to meet local housing demand and may help support local shops and facilities. Seeking to preserve the character of the village in its landscape will have a positive countryside effect.

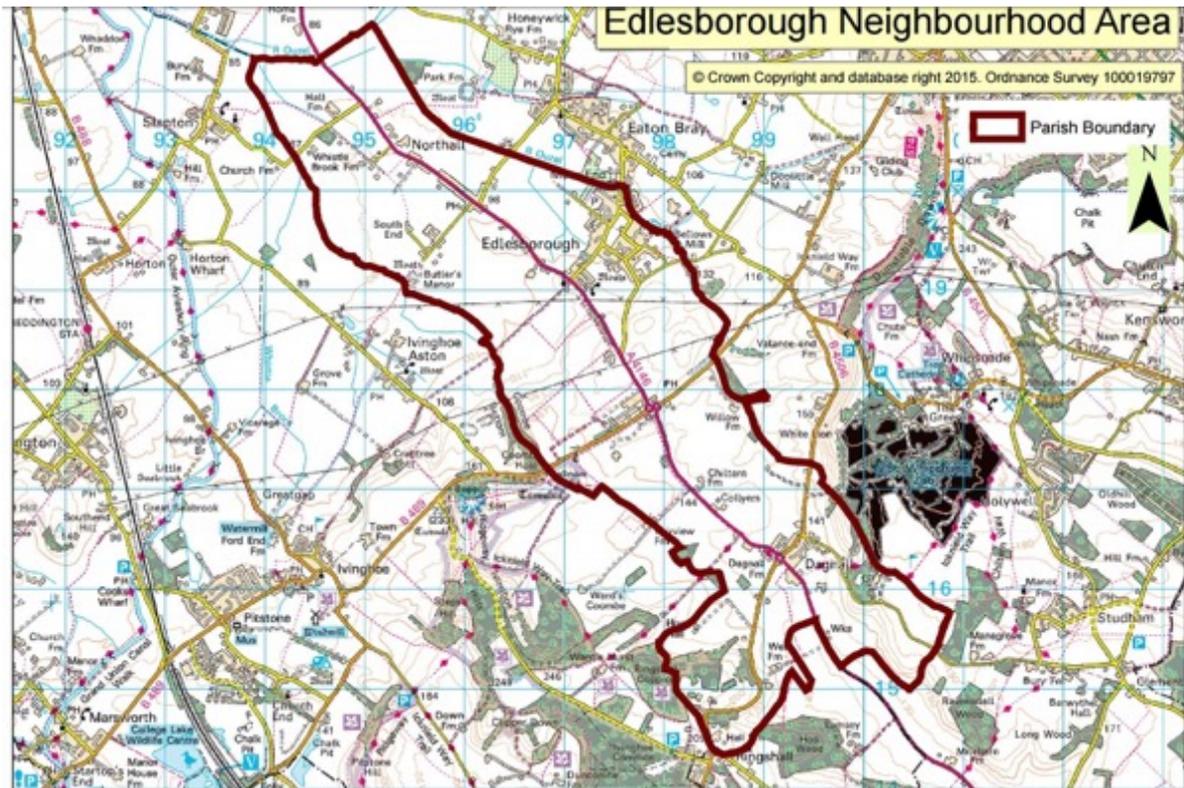
8. The Plan's ambitions for Dagnall are very limited by its location in the Green Belt and Chiltern AONB. As such, most of the effects of its objectives are neutral. However, it means that Dagnall will not be a location for any new housing. There is a good correlation between the objectives at Northall, though there is the potential for negative countryside effects if the growth of the settlement exposes development in the landscape. The most significant positive effect will be achieved through the beneficial reuse of the Deans Farm site in respect of improving the appearance of the derelict site in the landscape, and delivering new homes to meet local needs. There is the potential for a negative traffic effect if the traffic movements generated from the site exceed the levels of its previous egg farm use.

9. In overall terms, therefore, the sustainability effects of the Neighbourhood Plan are generally assessed as neutral but are occasionally positive. A combination of the proposed mitigation measures of the policies and the use of other development plan policies to determine planning applications will effectively avoid any negative impacts. Although the contrasts are not that significant in many cases, only in respect of the reasonable alternatives are there some clearer negative effects and, in no case, does the assessment indicate that an alternative would deliver a more sustainable outcome.

10. Further, the scale and location of specific development policies are such that there should be no cumulative effects on the objectives or the policies contained in the adjoining neighbourhood plans. However, the cumulative effects of development planned in the adjoining Eaton Bray Neighbourhood Plan (the scale of which may vary from very modest to more than 150 new homes) are not yet known but may be assessed when the final Sustainability Appraisal report is prepared if progress has been made.

1. Introduction

1.1 The purpose of this Sustainability Appraisal Report is to provide an assessment of any significant social, environmental and economic effects resulting from the policies and proposals of the Pre Submission version of the Edlesborough Parish Neighbourhood Plan ("the Neighbourhood Plan") in accordance with the Neighbourhood Planning (General) Regulations and the EU Directive 2001/42 on Strategic Environmental Assessment (SEA). Plan A below shows the designated Neighbourhood Area, which coincides with the parish boundary.



Plan A: Edlesborough Parish Designated Neighbourhood Area

1.2 The Neighbourhood Plan has been published for as a Pre Submission document for consultation by Edlesborough Parish Council ("the Parish Council"). The local planning authority, Aylesbury Vale District Council ("the District Council") issued a screening opinion in June 2016 (attached as Appendix A) requiring an SEA and the Parish Council has chosen to meet this obligation by preparing a Sustainability Appraisal (SA) under the Environmental Assessment of Plans & Programmes Regulations 2004.

1.3 A Sustainability Appraisal is a systematic process used to ensure the social and economic objectives of a plan are achieved in addition to environmental considerations. For completeness, the Neighbourhood Plan has been subject to a combined process whereby the SEA has been incorporated with a Sustainability Appraisal (SA/SEA) to consider the wider social and economic effects.

1.4 A Scoping Report, (as part of Stage A of the process – see Table B below) was

consulted on for the minimum 5-week period during October – November 2016, in line with the Regulations (attached as Appendix B). The comments received on the proposed scope of sustainability objectives were supportive – the objectives are set out in Section 7 of this Report.

1.5 The Parish Council is now consulting on a Pre Submission version of the plan. It has been informed by this Draft SA/SEA, as per Stage B of the process. The baseline evidence is contained in the Scoping Report.

1.6 The Draft SA/SEA report is now also being consulted on, as per Stages C and D of the process. The comments made on both documents will be considered by the Parish Council as it prepares their final versions for the independent examination prior to the referendum. The ongoing monitoring of the effects of implementing the plan (Stage E of the process) is covered in Section 11 of this report.

1.7 The report provides an assessment of the Neighbourhood Plan objectives and policies and seeks to do it in a way that is proportionate to this task and that recognises the limitations of the available data and means of measuring direct impacts.

2. Background to Sustainability Appraisal

2.1 Through the SA/SEA, the social, environmental and economic effects of the Neighbourhood Plan are tested to ensure that these promote sustainable development and that the Neighbourhood Plan avoids causing any significant environmental effects.

2.2 The combined process involves a simple evaluation of the social, economic and environmental impacts of the Neighbourhood Plan as follows:

- An outline of the contents, main objectives of the Neighbourhood Plan, and relationship with other relevant plans or programmes
- The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Neighbourhood Plan
- The social, economic and environmental characteristics of areas likely to be significantly affected
- Any existing environmental problems which are relevant to the Neighbourhood Plan including, in particular, those relating to any areas of a particular environmental importance
- The environmental protection objectives, established at international, community or national levels, which are relevant to the Neighbourhood Plan and the way those objectives and any environmental considerations have been taken into account during its preparation
- The likely significant effects on the local economy, society and the environment
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the Neighbourhood Plan
- An outline of the reasons for selecting the alternatives chosen, and a description of how such assessment was undertaken, including any difficulties (such as technical deficiencies or lack of expertise) encountered in compiling the required information
- A description of measures envisaged concerning monitoring

2.3 The methodology for the assessment is intended to be proportionate to the task of assessing the modest development proposals of this Neighbourhood Plan in a relatively small rural area. A summary of the process, as derived from the 2004 guidance, is contained in Table 1 below:

Table 1: The Combined SA/SEA Process

<p>Scoping</p>	<p>STAGE A: This stage sets the context of the assessment by identifying the baseline data and establishing the scope of the assessment.</p> <ol style="list-style-type: none"> 1. Identification of relevant plans, policies and programmes. Any existing requirements that need to be taken into account or incorporated into the plan are identified. 2. Review of baseline information. Data about environmental, social and economic issues are collected, together with an indication as to how this may change in the future without the plan or programme under preparation. 3. Identification of Sustainability Issues. The review of plans and policies, together with the baseline information are used to identify the key sustainability issues which could impact the plan. 4. Development of the SA/SEA Framework. The assessment criteria used to assess the impact of the plan or programme. 5. Identification of initial plan options. Taking into account best practice initial identification of options and reasonable alternatives undertaken. 6. Consultation. On the scope and alternatives for assessment it is necessary to consult statutory consultees, that is Natural England, Historic England and the Environment Agency.
<p>Assessment</p>	<p>STAGE B: This stage involves the assessment of the any likely significant effects of the plan policies (and any reasonable alternatives) on the key sustainability issues identified.</p> <ol style="list-style-type: none"> 1. Finalisation of the Plan options and alternatives for testing 2. Testing the Plan Objectives against the SA/SEA Framework. The Plan Objectives are tested to ensure compliance sustainability principles 3. Evaluation of plan options and alternatives. The SA/SEA Framework is used to assess various plan options by identifying the potential sustainability effects of the plan and assist in the refinement of the policies. 4. Predicting and evaluating the effects of the plan. To predict the significant effects of the plan and assist in the refinement of the policies. 5. Consideration of ways to mitigate adverse effects

	<p>and maximise beneficial effects. To ensure that all potential mitigation measures and measures for maximising beneficial effects that are identified.</p> <p>6. Proposing measures to monitor the significant effects of implementing the Plan: To detail the means by which the sustainability performance of the plan can be assessed and monitored.</p> <p>This assessment is used to feed into the development of a plan or programme to help ensure the most sustainable option is selected. The SA/SEA framework is also used to assess the sustainability implications of the draft policies and the results used to inform policy development.</p>
<p>Reporting</p>	<p>STAGE C: Preparation of the SA/SEA Report</p> <ul style="list-style-type: none"> The findings of the assessment together with how it has influenced the development of the plan are identified and set out in a draft environmental report together with the recommendations on how to prevent, reduce, or offset any significant negative impacts arising from the plan. <p>STAGE D: Consultation seek representations from consultation bodies and the general public</p> <ul style="list-style-type: none"> This is an ongoing process. Consultation of the draft SA/SEA Report is undertaken into account and used to influence further iterations of the sustainability appraisal process.
<p>Adoption and Monitoring</p>	<p>STAGE E: Monitoring</p> <p>Following adoption of the Plan, the significant effects of implementing the plan are measured and any adverse effects are responded to. The results are fed into the future plans and sustainability appraisals.</p>

Table A: SA/SEA Process

3. Neighbourhood Plan Objectives & Other Programmes

3.1 The Neighbourhood Plan contains a number of policies for the use and development of the land in the Parish of Edlesborough in the plan period up to 2033. Their policies, together with the policies of the Local Plan and the National Planning Policy Framework (NPPF) will be used by the District Council to help determine planning applications once the Neighbourhood Plan is approved in due course. Although not yet adopted, the Neighbourhood Plan has been informed by the reasoning and evidence base from AVDC.

3.2 The Vision for the Parish in 2033 is:

“Edlesborough will have grown to remain a busy and vibrant village with a wide range of services and facilities to serve its own community and surrounding villages. Its growth will have been contained to ensure that new homes have, as much as possible, fitted in with the existing fabric and life of the village. It will also have made provision for the community to improve its school, village green and other local facilities. Its village centre continues to meet local shopping needs. Although its road and lanes remain very busy, the impact of the additional traffic on existing service roads resulting from the growth has been minimised. The design standards of new buildings have improved to reflect the rural character of the village and the housing mix has improved.

Dagnall remains a small Green Belt community but has found acceptable ways of meeting local housing needs by some small, sensitivity designed housing schemes for downsizers and self-builders. Its precious community facilities have survived and prospered.

Northall remains a small community benefiting from a small number of facilities. It has grown a little but has retained its ribbon development character. Its new homes have included a selection of house types including smaller starter homes.

3.3 The Neighbourhood Plan has translated this vision into the following objectives:

Edlesborough

- To embrace the required levels of growth identified in the emerging Vale of Aylesbury Local Plan
- To manage that growth to preserve, as much as possible, the existing characteristics of the village
- To plan for development that minimises the stress on local roads and public services infrastructure
- To protect and improve the essential facilities in the village to serve the local community
- To maintain the vitality and viability of the local shops in the village centre
- To secure a wider range of types and tenures of new homes, especially for downsizers and key workers

Dagnall

- To maintain the special landscape beauty of the AONB character of the village
- To protect the Green Belt from development that would harm its essential open character
- To protect and improve the essential facilities in the village to serve the local community
- To identify opportunities for small scale, infill housing development to meet local needs

Northall

- To manage the incremental growth of the village through sensitive infill and to protect the surrounding countryside from harmful development
- To protect essential facilities in the village to serve the local community
- To realise a beneficial reuse of the derelict Deans Farm in South End Lane.

3.4 At the national level, the National Planning Policy framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The ENP must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are especially relevant to the ENP:

- Supporting a prosperous rural economy (paragraph 28)
- Delivery high quality new homes (50)
- Securing good design (58)
- Promoting healthy communities and education (70-72)
- Protecting local green spaces (76-77)
- Conserving and enhancing the natural environment (109)
- Conserving and enhancing the historic environment (126)

The Aylesbury Vale District Local Plan (AVDLP)

3.5 This version of the Local Plan was adopted by the District Council in 2004 and covered the period to 2011. Although its housing policies are now out of date, a number of other policies have been saved for use in determining planning applications in the District. Of these, the most relevant to this Parish are:

- Policy GP2 – Affordable housing
- Policy GP32 – Retention of community assets: Protection of shops, public houses and post offices – resisting proposals that will lead to the loss of valued community assets
- Policy GP35 – Design of new development: Sets out the built design principles for new development
- RA6 – Green Belt: affecting the area of the Parish around Dagnall

The Vale of Aylesbury Local Plan (VALP)

3.6 The VALP will replace the AVDLP and a draft was published for consultation in July 2016. The District Council hopes to be able to submit the VALP for examination by the end of 2017 and then to adopt it during 2018. The VALP will set the spatial and growth strategy for the District over the plan period 2013 to 2033 and will contain development management policies to replace those saved from the AVDLP.

3.7 The most relevant strategic policies proposed in the Draft VALP are:

- S3 Settlement Hierarchy & Cohesive Development – which identifies Edlesborough village as a ‘larger village’ in the hierarchy and Northall and Dagnall as ‘smaller villages’
- S4 Green Belt – affecting the area of the Parish around Dagnall
- S9 Securing Development through Neighbourhood Planning – establishing the core relationship between the VALP and neighbourhood plans
- D5 Housing Development at Larger Villages – proposing a 22% increase in the housing stock of Edlesborough village over the plan period, resulting in a need for an additional 67 homes to be planned in the period to 2033, once commitments and completions since April 2015 have been taken into account
- D7 Housing Development at Smaller Villages – proposing a 5% increase in the housing stock of Northall and Dagnall over the plan, but resulting in no expectation of further development at either village
- D9 Provision of Employment Land – encouraging the intensification of existing sites amongst other measures
- D10 Village Centres – promoting new village centre uses
- H1 Affordable Housing – requiring all housing schemes of 11 or more homes to deliver at least 31% affordable homes on site
- H5 Self/Custom Build Housing – requiring larger housing schemes to make provision for serviced plots for self-builders
- H6 Housing Mix – setting out the principles to meet housing needs to 2033 by type and tenure
- BE1 Heritage Assets – restating national policy on sustaining and enhancing heritage assets
- BE2 Design – establishing some generic design principles for new development
- NE2 Biodiversity – managing development schemes to avoid harm to biodiversity value
- NE4 Chilterns AONB – affecting the area of the Parish around Dagnall
- I3 Community Facilities – protecting existing valued facilities from unnecessary loss

3.8 The District Council has recently announced that the assumptions made in the Draft VALP in respect of housing supply have changed. It now seems likely that the VALP will not need to plan for as much unmet housing need from its neighbouring districts (Chiltern and Wycombe) as originally thought. The implications of this are not yet known for Parishes like Edlesborough and have resulted in a further delay to the timetable for the adoption of the VALP.

3.9 Even so, there are a number of important policy issues that have generated considerable concern – not least the rationale for distributing housing growth across the rural areas of the District – that may become clearer at that point. If so, then the final submission documents of the Neighbourhood Plan will take those matters into account as necessary.

3.10 Although it is very likely that the Neighbourhood Plan will be examined before the adoption of the VALP, and therefore it must have regard to its general conformity with the saved policies of the AVDLP, the Parish Council has carefully considered the evidence and reasoning of the VALP.

Recent Planning Issues

3.11 There has been some developer activity in the Parish over recent years, primarily around Edlesborough village. Outstanding approvals yet to be implemented in Edlesborough include 30 new houses in Cow Lane in the village. An application for 57 new houses on land opposite the School has been also been approved, subject to the necessary Section 106 agreement being drawn up. And there is currently an application for 10 new build houses on land off Dove House Close awaiting determination by the District Council.

3.12 In Dagnall, there is outline permission to build one house in Malting Lane and an application for 3 new build houses in the centre of the village off Dunstable Road has been approved by AVDC but has yet to be implemented. There are currently no unimplemented planning approvals in Northall.

4. Local Social, Environmental & Economic Issues

4.1 The main issue faced by the Neighbourhood Plan is to plan for a scale of housing development over the plan period that, with the housing already committed, has no recent precedent. Together with Edlesborough village's immediate neighbour of Eaton Bray, the two villages may see more than 300 new homes built in the period to 2033.

4.2 There will therefore be pressure on the capacity of the local utilities infrastructure, which is old and not well suited to managing this scale of development without upgrading. The local community is concerned that this number of new homes will change the character of the village and make accessing the local school and health centre more of a problem in future.

4.3 The main village is the only part of the Parish where new homes are suitable, as Northall and Dagnall are much smaller. However, the Northall community is keen for the Neighbourhood Plan to find a solution to the removing the derelict egg farm on South End Lane, especially if it will improve the appearance of the land and deliver some homes for local people. The Dagnall community does not wish its location in the Green Belt to be changed, though access to affordable housing for local people has been identified as an issue, as it has across the Parish.

4.4 In general, the Parish has no urgent social, economic or environmental issues that the Neighbourhood Plan has had to grapple with. Those matters that do need addressing are best dealt with at a District planning scale, if indeed the land use planning system is able to address them at all.

5. Environmental, Social & Economic Characteristics

5.1 The baseline data comprising an overview of the environmental characteristics and of other sustainability issues is contained in Appendix B of this report. This evidence base formed part of the scoping consultation on the SA/SEA.

5.2 Essentially, it highlights the presence of the Green Belt and Chilterns AONB across the southern half of the Parish (covering the small village of Dagnall) and of clusters and scatterings of listed buildings and four specific areas of known archaeological interest, but no Conservation Area. There are also two Scheduled Monuments – one close to Edlesborough village. Although the landscape character is divided between the Chalk Foothills and Escarpment of the Chilterns (that forms part of the AONB) and the Vale, all of the land is considered to be highly sensitive to development at a strategic scale.

5.3 Much of Edlesborough village around the River Ouzel is susceptible to surface water flooding, though the definition of the flood plain in the Parish has been revised and narrowed by the Environment Agency. There are some Sites of Special Scientific Interest, biological notification areas and local geological interest, but these all lie well beyond the main settlements of the Parish. All of the land on the edges of Edlesborough and Northall is classed as Grade 3 agricultural land, with a small area of Grade 2 land on the south western edge of Edlesborough village.

5.4 The main village is reasonably well served by local services – which it shares with its neighbour Eaton Bray, as well as the wider rural hinterland – the Parish is relatively remote from major centres of population (Aylesbury, Dunstable, Leighton Buzzard and Hemel Hempstead). The A4146 is a busy road connecting Leighton Buzzard and Hemel Hempstead, but it is hoped that planned major highways works relating to the M1 and strategic road network beyond the Parish will have the effect of removing some of the commuting and HGV traffic from that road in the future. However, it connects the villages of the Parish, and the Parish to the surrounding area, and so will remain busy.

6. Sustainability Objectives

6.1 To assess the sustainability performance of the Neighbourhood Plan, the following assessment framework has been adopted. The proposed framework was consulted upon with the statutory consultees as part of the SA/SEA Scoping Report. It is drawn from those most relevant of SA/SEA Objectives of the VALP so that, where possible and relevant, data sets can be shared for ongoing monitoring purposes.

6.2 In the consultation on the SA/SEA Scoping Report, the statutory bodies made a series of suggestions for how the objectives and measures may be improved. The Environment Agency suggested that a flood risk objective be considered for inclusion. This has not been added as the site proposals in the Plan have avoided selecting land for development in Flood Zones 2 or 3, and the details of how any surface water or other such matters can be better addressed at the planning application stage. Historic England raised a concern about the existence of unknown heritage value of land in the Parish. The Historic Environment Record has been consulted during the site assessment process and no such value has been identified on the proposed site allocations. Again, the planning application stage will enable such matters to be identified and addressed by a specific development scheme.

6.3 The selection of objectives for the proposed framework reflects the general sustainability issues of the parish and the likely scope of policies in the Neighbourhood Plan. It has selected those objectives that are considered the most relevant informative for this purpose. The decision not to choose any particular policy objective does not necessarily mean that the objective has no relevance to the Plan but that it is unlikely to enable the merits of policy options to be measured and is therefore unhelpful for this purpose. Those matters can be addressed at the planning application stage.

Objective 1: Countryside

To conserve and enhance the special beauty and character of the countryside landscape of the parish.

- Will the policies preserve the essential openness of the Green Belt?
- Will the policies conserve and enhance the natural beauty of the Chiltern Hills AONB at its setting?
- Will the policies maintain the character of the landscape of the Parish beyond the Green Belt and AONB?

Objective 2: Efficient Use of Land

To minimise the need to develop green fields and productive agricultural land in the Parish by reusing poorly located, redundant or other brownfield land.

- Will the policies promote the re-use of poorly located, redundant and other brownfield land?

Objective 3: Homes

To deliver a range of new homes to meet the needs of the District and to meet specific local needs.

- Will the policies deliver new open market homes?
- Will the policies deliver affordable homes to meet local needs in perpetuity?

Objective 4: Traffic

To minimise the effects of extra traffic on local roads resulting from new developments.

- Will the policies promote development in reasonable proximity to local services to encourage non-car trips?
- Will the policies ensure that unavoidable car trips can be managed on the local road networks?

Objective 5: Biodiversity

To avoid any net loss in the biodiversity value of the parish.

- Will the policies ensure that development has no harmful effects on designated biodiversity sites that cannot be satisfactorily mitigated?
- Will the policies ensure that any unavoidable loss of biodiversity value is more than compensated for by other proposals in the Parish?

Objective 6: Heritage

To sustain and enhance the heritage assets of the Parish.

- Will the policies ensure that there will be no harm to a designated heritage asset or that its setting is enhanced?
- Will the policies promote opportunity to enhance the setting of a designated heritage asset?

6.4 In most cases, it is acknowledged that data is not collected or reported at a parish scale to enable a sensible assessment. This makes the identification of cause-and-effect relationships between inputs and outputs very uncertain. However, the assessment does seek to identify the relative attributes of the policies of the Neighbourhood Plan to inform the reader.

7. Assessment of Neighbourhood Plan Strategic Objectives

7.1 The strategic objectives of the Neighbourhood Plan are outlined in the plan are outlined in section 3 of this report. They cover a range of economic, social and environmental issues in support of realising the visions of the communities of each of the three settlements in the Parish. Each of these objectives is assessed against the SA/SEA objectives in Table B below ('+' denotes a positive effect; '0' a neutral effect; and '-' a negative effect).

SEA Objectives	Countryside	Efficient Use of Land	Homes	Traffic	Biodiversity	Heritage
NP Objectives						
Edlesborough:						
• Embrace growth	0/-	+/0	+	0/-	0/-	0/-
• Preserve character	+	0/-	0	0	0	0
• Manage infrastructure stress	0	0	0/-	+	0	0
• Protect community facilities	0	0	+/0	+/0	0	+/0
• Maintain local shops	0	0	+/0	+/0	0	0
• Secure range of homes	0	0	+	0	0	0
Dagnall:						
• Maintain AONB beauty	+	0	-	0	0	0
• Protect Green Belt	+	0	-	0	0	0
• Protect essential facilities	0	0	+/0	+/0	0	+/0
Northall:						
• Manage growth	0/-	+/0	+	0	0	0
• Protect essential facilities	0	0	+/0	+/0	0	+/0
• Reuse Deans Farm	+	+	+	0/-	0	0

Table B: Summary Assessment of Plan Objectives

Edlesborough

7.2 There is a reasonably good correlation between the mix of Plan objectives for the village and the sustainability objectives, with the potential for a number of positive effects. Housing growth will provide an opportunity to meet local housing demand and may help support local shops and facilities. Seeking to preserve the character of the village in its landscape will have a positive countryside effect.

7.3 In seeking to manage the impacts of housing growth on local infrastructure and roads and in enabling the village to sustain local services, there should be positive effects on traffic volumes if not as many trips need to be made to obtain services outside the village.

7.4 On the other hand, there is the potential for negative effects on a number of measures, if the pattern of housing growth to meet District targets is not planned for properly. Given the limitations of some local infrastructure – utilities for example – 150 or more new homes built in the village over the plan period could have had a negative housing effect if it had led to a constraint on delivering new homes.

Dagnall

7.5 The Plan's ambitions for Dagnall are very limited by its location in the Green Belt and Chiltern AONB. As such, most of the effects of its objectives are neutral. However, it means that Dagnall will not be a location for any new housing.

Northall

7.6 There is a good correlation between the objectives at Northall, though there is the potential for negative countryside effects if the growth of the settlement exposes development in the landscape. The most significant positive effect will be achieved through the beneficial reuse of the Deans Farm site in respect of improving the appearance of the derelict site in the landscape, and delivering new homes to meet local needs. There is the potential for a negative traffic effect if the traffic movements generated from the site exceed the levels of its previous egg farm use.

8. Assessment of Neighbourhood Plan Policies

8.1 The Neighbourhood Plan contains 14 policies, which have a series of social, environmental and/or economic impacts. Using the sustainability framework of Table A, the assessment of each policy is summarised in Table C below. The assessment is of the proposed policies and their mitigation policies.

SEA Objectives	Countryside	Efficient Use of Land	Homes	Traffic	Biodiversity	Heritage
NP Policies						
EP1 Edlesborough Boundary	+	+	+	0	0	0
EP2 Dove House Close	0/-	0	+	0	0	0
EP3 The Green	0	+	+	0	0	0
EP4 Good Intent	0/-	+	+	0	0	0
EP5 Slicketts Lane	0/-	0	+	0	0	0
EP6 Commercial Developments	0	+	0	+/0	0	0
EP7 Economic Development	0/-	+	0	0	0	0
EP8 Local Services	0/-	+	0	0	0	0
EP9 Northhall Boundary	0	+	0	0	0	0
EP10 Deans Farm	0/-	+	+	0	0	0
EP11 Local Green Spaces	0	0	0	0	+/0	0
EP12 Community Facilities	0	0	0	0	0	0
EP13 Buildings of Local Interest	0	0	0	0	0	+
EP14 Housing Mix & Design	0	0	0	0	0	0

Table C: Summary Assessment of Proposed Policies

EP1

8.2 The definition of the settlement boundary, using conventions for how this is drawn on the Policies Map and accommodating committed and allocated development sites, has a positive housing effect as a result. It will also have a positive effect in encouraging the efficient use of land within the boundary, subject to good design, and in preventing inappropriate incursions into the countryside around the village by containing the growth of the village over the plan period.

EP2 – EP5

8.3 The site allocation policies make provision for housing growth in line with the emerging District housing strategy and so will have positive housing effects. The largest site (EP5) especially will deliver a wide range of housing types and tenures to meet local needs. The Green (EP3) and the Good Intent (EP4) schemes will both make a more efficient use of their respective sites: the first by utilising an existing housing plot to deliver more homes within the village; the second by extending the consented scheme onto adjoining land.

8.4 Three sites are reasonably well contained by existing development in the shape of the village (EP2, EP4 and EP5) but still require the use of greenfield land on its edge, and so have the potential for a negative countryside effect. The Dove House Close, The Green and Slicketts Lane sites each lie in part within the setting of one or more listed buildings. The policies avoid a negative heritage effect by each requiring proposals to demonstrate that they have had regard to the significance of those assets – in no case does it appear likely that any such matters cannot be satisfactorily resolved in the layout and design details of a planning application.

8.5 There is no known biodiversity value in the sites but such value may be identified by an ecology survey at the planning application stage in the normal way. Similarly, although the local roads are far from well suited to accommodating new housing development in the village, it is expected that the traffic effects of each site, and their cumulative effects on traffic movements on Slicketts Lane, The Green, Cow Lane and High Street, can be accommodated without major highways works.

EP6 – EP8

8.6 These policies relate to protecting and expanding a variety of local business and community facilities in and around the village. As such, all will have a positive effect in making the best use of those sites and facilities for economic and community benefits.

8.7 However, the Sparrow Hall Farm, Primary School and Health Centre sites all lie on the edge of the village and there is therefore the potential for negative countryside effects. The policies each mitigate the likelihood of these effects by requiring proposals to make provision for landscaping improvements to their site boundaries to the countryside. There are no likely biodiversity or heritage effects. Each site has an established highways access, and so there ought not to be any traffic effects.

EP9 – EP10

8.8 As with Policy EP1, Policy EP9 defines a settlement boundary to contain the village within the landscape and to prevent any further linear extension of it along the A4146 or Eaton Bray Road. It allows for infill and windfall development within the boundary to make a more efficient use of land within Northall to the extent that is appropriate to this small village.

8.9 Policy EP10 seeks to address a longstanding problem for the local community since the closure many years ago of Deans Farm. The site has lain derelict since then and the intent of the policy is to encourage proposals to improve the appearance of the site in the landscape and to improve the amenities of local residents. There must be a degree of negative countryside effect, given that the site is beyond the defined settlement boundary. However, this effect can be partially mitigated by the provisions of the policy to limit the size of the housing scheme and to ensure the landscape scheme addresses its visual relationship with the countryside. In doing so, the policy should also limit the number of traffic movements to the site and on South End Lane, so that they do not exceed the numbers of movements when the site was occupied last as a busy egg farm. On balance, it therefore appears that the positive effects of the policy outweigh its residual negative effects, and it is known that the local community is strongly supportive of its intent and scope.

EP11

8.10 The designation of Local Green Spaces to protect them from inappropriate development may coincide with land that has some biodiversity value and therefore has the potential for a positive effect. As other policies make sufficient provision for housing growth, there is no negative housing effect.

EP12 – EP14

8.11 These policies will generally have neutral effects, though Policy EP13 should have a positive heritage effect in ensuring that proposals affecting a non-listed building identified in the policy take proper account of its local architectural and/or historic interest.

9. Assessment of Reasonable Policy Alternatives

9.1 The assessment is obliged to consider any reasonable alternatives to the proposed policies. In practice, most of the alternatives to the proposed policies are having no policy (a 'Policy Off' position) and relying upon other development plan policies or national policy. But in the case of the proposed site allocations, other sites have been promoted by land owners and some have been assessed here as alternatives.

SEA Objectives	Countryside	Efficient Use of Land	Homes	Traffic	Biodiversity	Heritage
NP Policies						
EP1 No Policy	0/-	0	0	0	0	0
EP2 – EP5 Edlesborough Sites:						
• Swallowfields (001)	-	0	+	0/-	0	0
• Summerleys (004)	0/-	0	+	0	0	0
• Cow Lane (008)	-	0	+	0/-	0	0
• High Street (010)	-	0	+	0	-	-
• Leighton Road (011)	-	0	+	0	0	0
EP6 No Policy	0	0/-	0	0/-	0	0
EP7 No Policy	0	0/-	0	0	0	0
EP8 No Policy	0	0	0	0/-	0	0
EP9 No Policy	0/-	0	0	0	0	0
EP 10 Northall Sites:						
• Land W of Village (inc. 017)	0/-	+/-	+	0/-	0	0
• Eaton Bray Road (019)	-	0	+	0	0	0
EP11 No Policy	0	0	0	0	0	0
EP12 No Policy	0	0	0	0	0	0
EP13 No Policy	0	0	0	0	0	0/-
EP14 No Policy	0	0	0	0	0	0
Dagnall Sites:						
• Cross Keys Farm (N/A)	-	+	+	0	0	0/-

Table D: Assessment of Neighbourhood Plan Policy Alternatives

EP2 – EP5

9.2 The reasonable alternatives to the proposed site allocations in Edlesborough Village are those five sites identified in the May 2016 HELAA document that adjoin the existing built up area. The remaining HELAA sites have been excluded from further consideration as they are remote from the village boundary, and the housing supply target can be achieved by allocating sites within or immediately adjoining the boundary.

9.3 In each case, the sites will have a positive housing effect and most share the same neutral effects as the selected sites in terms of biodiversity and heritage. However, as acknowledged in the HELAA summary assessments, some will have clearer, negative countryside effects, as they are more visible incursions into the countryside (001, 008, 010 and 011) as they are larger sites or are not as well contained within the shape of the village as those selected. Two (001 and 008) may have more difficult traffic issues to overcome given their location, but this may be possible, so the assessment only identifies the potential for a negative effect. In addition, Site 010 is identified in the HELAA as having negative biodiversity and heritage effects.

EP10

9.4 Again, the alternatives are the two sites identified in the HELAA adjoining the existing Northhall built up area. The Site 017 in the HELAA is indistinct from the other rear plot areas of all the properties fronting on to the A4146. It cannot therefore be assessed in isolation of the other plots and the alternative is defined here as all the land backing onto the field off South End Lane. As such, the land would form a partial incursion into the countryside and may create traffic problems for accessing the busy A4146. Given the plots are already partially developed this may represent a more efficient use of the land and there will be a positive housing effect. But, housing development on this scale is inconsistent with the position of Northhall in the settlement hierarchy and it is therefore arguable that it could be defined as a 'reasonable' alternative of it is counter to strategic policy.

9.5 The other site (019) adjoins the village on Eaton Bray Road, but would also represent a visible incursion into the countryside as it would continue the linear development along the road towards the nearby village of Eaton Bray. In all other respects, it would have a positive housing effect and would be neutral in the remaining aspects.

Dagnall

9.6 Again, it is doubtful that any site allocation in the Green Belt at Dagnall could be argued as consistent with national policy or with the settlement hierarchy and therefore defined as a 'reasonable alternative'. However, for completeness, the assessment covers land at Cross Keys Farm, as this has been promoted with the Parish Council by the landowner since the HELAA report. The redevelopment of the farm would be an efficient use of land (although it would not meet the planning definition of brownfield land) and has the potential to deliver affordable homes to meet local needs. There is a listed building on the site frontage and there is therefore

the potential for a negative heritage effect to the character of the setting to that building.

'Policy Off' Options

9.7 In the case of policies EP1 and EP9, the settlement boundary policies are the outcome of choices made about sites in the Plan and the use of standard conventions for drawing boundaries on the Policies Map. The alternative is not using this policy device and relying on the District Council's worded definition of what land constitutes the 'built up area'. That approach runs the risk of ambiguity in how this definition applies to Edlesborough Village and Northall, leading to inappropriate development that harms the countryside, so there is some potential for a negative effect.

9.8 For all the other policies, the reasonable alternative is the 'policy off' position, i.e. the choice of not having a policy on that subject matter. Given each matter is already covered by national and/or local planning policy, to one extent or another, the alternative of not having a policy is assessed as neutral. At the margins, it is possible that there may be potential for negative effects – for example in not drawing attention to the local heritage value of a building in Policy EP13 that leads to an inappropriate proposal – but this is unlikely.

10. Summary of the Assessment

10.1 In overall terms, therefore, the sustainability effects of the Neighbourhood Plan are generally assessed as neutral but are occasionally positive. A combination of the proposed mitigation measures of the policies and the use of other development plan policies to determine planning applications will effectively avoid any negative impacts. Although the contrasts are not that significant in many cases, only in respect of the reasonable alternatives are there some clearer negative effects and, in no case, does the assessment indicate that an alternative would deliver a more sustainable outcome.

10.2 Further, the scale and location of specific development policies are such that there should be no cumulative effects on the objectives or the policies contained in the adjoining neighbourhood plans. However, the cumulative effects of development planned in the adjoining Eaton Bray Neighbourhood Plan (the scale of which may vary from very modest to more than 150 new homes) are not yet known but may be assessed when the final Sustainability Appraisal report is prepared if progress has been made.

11. Monitoring

11.1 The Parish Council will monitor the progress of the implementation of the Neighbourhood Plan using the measures identified in Table A. The data for some of these measures is collected by the District Council in its planning monitoring reports. In other cases, the Parish Council will endeavour to collect data on an annual basis to report on the progress of the plan. It is likely the Parish Council will choose to review the Neighbourhood Plan on a five yearly cycle and it will be informed by this monitoring activity in considering if and how to update the policies.

APPENDIX A

STRATEGIC ENVIRONMENTAL ASSESSMENT: SCREENING OPINION EXTRACT

The following are extracts from the Screening Opinion published by Aylesbury Vale District Council in September 2016 in relation to the Edlesborough Parish Neighbourhood Plan. They comprise the detailed assessment in Section 4 of the report and the conclusion of Section 5. The full report has been published on the District Council and Parish Council websites.

Stage	Y/ N	Reason
1. Is the plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The Neighbourhood Development Plan will be 'made' by a Local Planning Authority, Aylesbury Vale District Council. The Plan is prepared by the relevant Qualifying Body, although modifications to the plan can be carried out by the Local Planning Authority once the Plan has been submitted, if necessary to meet the basic conditions.
2. Is the plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	N	The Neighbourhood Development Plan is an optional plan produced by Edlesborough Parish Council.
3. Is the plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	The Neighbourhood Development Plan is prepared for town and country planning purposes, but it does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive (Art 3.2(a)).
4. Will the plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	A district wide HRA Screening for Aylesbury Vale was prepared to assess the former Vale of Aylesbury Plan which planned for 13,500 houses (approximately 50 at Edlesborough). As the levels of development supported by the Edlesborough Neighbourhood Development Plan are not likely to be significantly higher, it is unlikely a further HRA Screening Assessment is needed.
5. Does the plan determine the use of small areas at local level, OR is it a minor modification of a plan subject to Art. 3.2? (Art. 3.3)	Y	The Neighbourhood Development Plan is proposing to make allocations to accommodate potentially around 180 dwellings. It is possible areas of land might be allocated for commercial use and local green space designations could be identified. Local Green Space designation would not change the current use of the land.
6. Does the plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The Neighbourhood Development Plan will set a framework for future development consents of projects, including land allocated for housing and employment.
7. Is the plans sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	The purpose of the Neighbourhood Development Plan is not for any of the projects listed in Art 3.8, 3.9.

8. Is it likely to have a significant effect on the environment? (Art. 3.5)	Y	The Neighbourhood Development Plan has the potential to have a significant effect on the environment as the policies will determine the future use of land and will guide development in the area.
1 (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	Y	The Edlesborough Neighbourhood Plan will set out a spatial vision for the designated Neighbourhood Area and provide a framework for proposals for development such as housing, community facilities employment and the protection of valued open space.
1 (b) the degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	N	<p>The Edlesborough Neighbourhood Plan, where possible, will respond to rather than influence other plans or programmes. A Neighbourhood Plan can only provide policies for the area it covers while the policies at the District and National level provide a strategic context for the Edlesborough Neighbourhood Plan to be in general conformity with.</p> <p>None of the policies in the Neighbourhood Plan have a direct impact on other plans in neighbouring areas.</p>
1 (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	N	<p>Proposals to be set out in the Edlesborough Neighbourhood Plan will look to balance environmental, social and economic considerations of sustainable development. However the Edlesborough Neighbourhood Plan recognises that for rural communities such as Edlesborough, the importance of the surrounding environment is particularly acute.</p> <p>It is considered that the Edlesborough Neighbourhood Plan will have a positive impact on local environmental assets and places valued by local people in the Neighbourhood Area.</p>
1(d) environmental problems relevant to the plan	N	Edlesborough Neighbourhood Plan will allocate housing and potentially employment sites. The housing allocations will could be for potentially around 180 dwellings spread over the plan period and on more than one site. It is likely these will have to be built on greenfield land. The impact on traffic flow from the proposed developments is not expected to be a concern given that the overall levels of residential growth proposed are unlikely to give rise to significant additional car movements. Employment provision could potentially create more of an impact on

		<p>highways and air quality but if employment provision is allocated in Edlesborough it is likely to be too smaller scale to be of particular concern.</p> <p>The Edlesborough Neighbourhood Plan could potentially look to address transport problems through policies in the plan which would have a positive impact on the environment.</p> <p>There are no Air Quality Management Areas within or near to the Neighbourhood Area.</p>
1 (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection)	N	The Edlesborough Neighbourhood Plan is to be developed in general conformity with the AVDLP, the Minerals and Waste Core Strategy Plan and national policy. The plan has no relevance to the implementation of community legislation.
2 (a) the probability, duration, frequency and reversibility of the effects	N	<p>As the Edlesborough Neighbourhood Plan is proposing development there will be some element of environmental change involved in meeting the needs of people living and working in the parish. Impact will depend on the proposals within the Neighbourhood Plan, however it is highly unlikely these will be significant and have any irreversible damaging environmental impacts associated with the Edlesborough Neighbourhood Plan.</p> <p>There may be some minimal impact during the construction stage of housing/employment development but this will be short term and reversible. Any adverse environmental impacts will be minimised. The plan overall is intended to have a positive effect on sustainability.</p>
2 (b) the cumulative nature of the effects	N	It is highly unlikely there will be any negative cumulative effects of the policies, rather it could potentially have moderate positive effects. Any impact will be local in nature.
2 (c) the trans boundary nature of the effects	N	Effects will be local with no expected impacts on neighbouring areas.
2 (d) the risks to human health or the environment (e.g. due to accidents)	N	No risks have been identified.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	N	The Neighbourhood Area covers an area which is 1,533ha and contains a population is of 2,604 residents (2011 census). Actual land allocated for development should be minimal in comparison to the total Neighbourhood Area.

<p>2 (f) the value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> (i) special natural characteristics or cultural heritage (ii) exceeded environmental quality standards (iii) intensive land-use 	<p>N</p>	<p>A large area of the parish is within the Chilterns Area of Outstanding Natural Beauty (AONB) and there is also a Special Area of Conservation (SAC). No land use allocations should be made in these areas and any policies to shape development should seek to have a neutral or positive impact on them. The Edlesborough Neighbourhood Plan should take into account these designations and look to be in conformity with the Chilterns AONB Management Plan.</p> <p>The Edlesborough Neighbourhood Plan is unlikely to adversely affect the value and vulnerability of the area in relation to its natural or cultural heritage. There is no Conservation Area within Edlesborough. If anything it will provide greater support to enhance the setting of heritage, heritage assets and green spaces.</p> <p>The Edlesborough Neighbourhood Plan potentially could include policies to improve the design of development within the village if it is deemed to be needed. Therefore the plan if anything will have a positive impact on the conservation and enhancement of the historic environment and the areas heritage assets.</p> <p>There could also be specific policies to look to enhance recreation areas, green corridors and protect trees and hedgerows which will have a positive effect environmentally and help protect the rural character of Edlesborough.</p>
<p>2 (g) the effects on areas or landscapes which have a recognised national, community or international protection status</p>	<p>N</p>	<p>The Edlesborough Neighbourhood Plan Area contains approximately 637 ha of the Chilterns AONB and approximately 17 ha of the Ashridge Commons and Woods, part of the Chiltern Beechwoods. It is considered the plan would most likely have a low level of impact on these designations as the Neighbourhood Plan isn't allocating any development within these areas and the level of development supported by the plan in the areas close to them is likely to be relatively small in scale. The Plan is likely to contain policies which will be implemented in the vicinity of these designations but should only seek to have a neutral or positive impact. The Plan will need to have regard to these designations.</p>

5.0 Screening Outcome for Edlesborough Neighbourhood Development Plan

- 5.1** Having reviewed the criteria Aylesbury Vale District Council concludes that the Edlesborough Neighbourhood Development Plan has some potential to have significant environmental effects beyond those expected by 'strategic' district-wide policies of the Local Plan, although the magnitude and location of these effects is difficult to ascertain at this stage of the plan making process. Therefore the best course of action is to produce a Strategic Environmental Assessment, particularly as this is a process that needs to be started in the early stages of the plan making process and cannot be retrofitted at a later stage. Although not a requirement, we would recommend this incorporates a Sustainability Appraisal to consider more widely the balance of sustainability and to help ensure the plan meets the basic conditions.

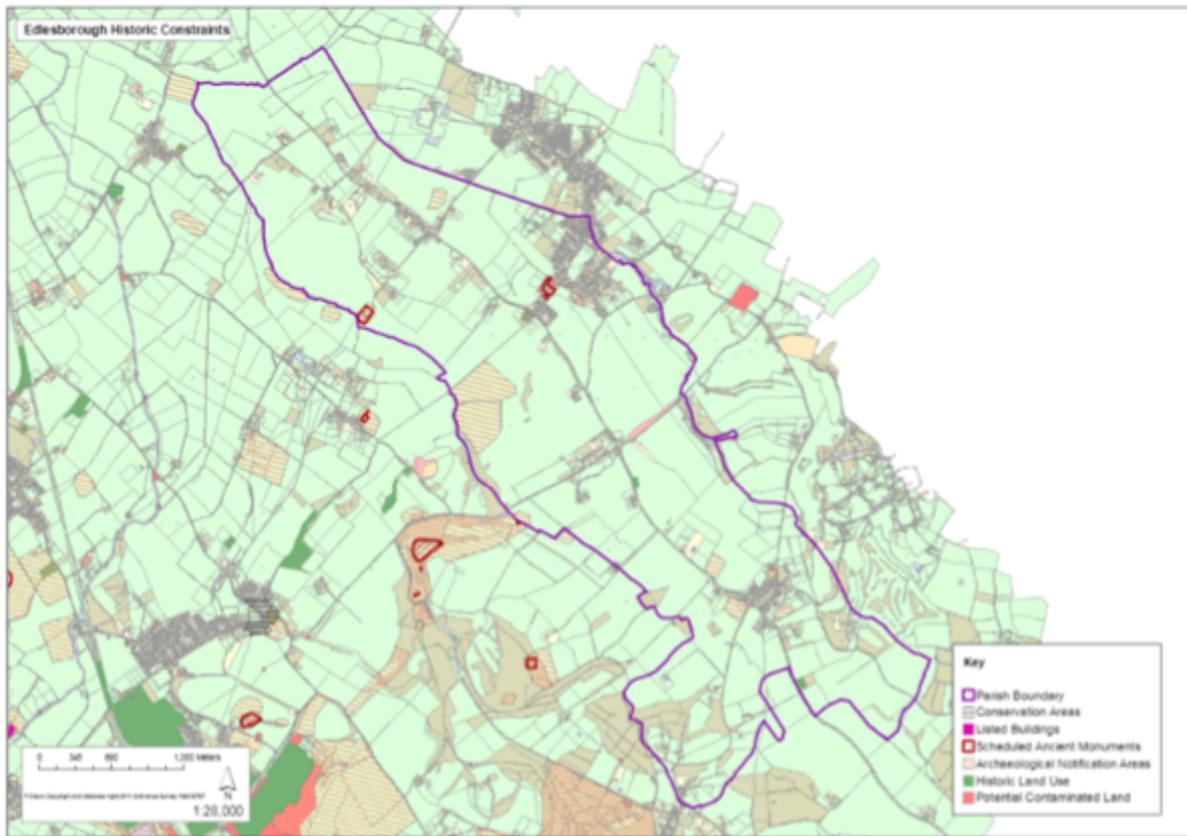
APPENDIX B

EDLESBOROUGH PARISH NEIGHBOURHOOD PLAN: BASELINE DATA

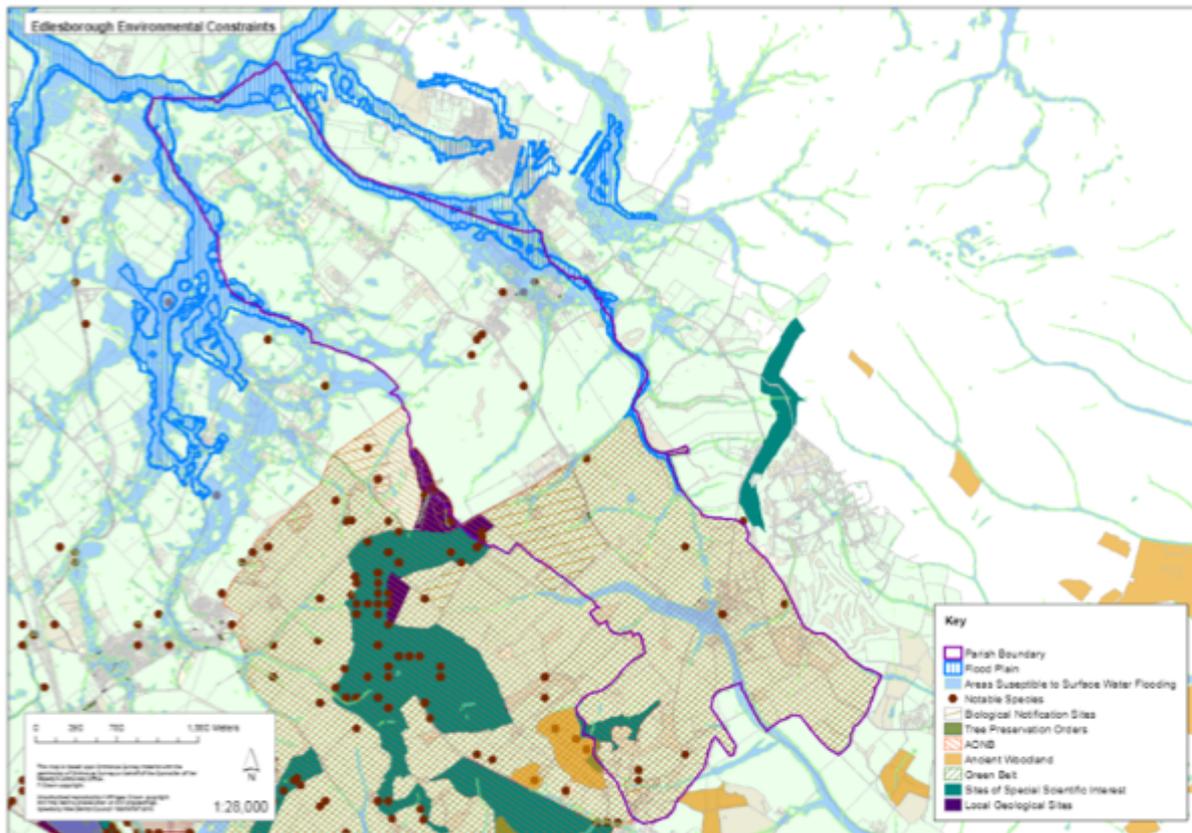
This baseline data was included in the Scoping Report prepared by the Parish Council.

Title	Source	Data	Trends & Consequences
Biodiversity			
Sites of Specific Scientific Interest (SSSI) & Special Areas for Conservation (SAC)	Magic Map (see Map D)	There is a Site of Special Scientific Interest (SSSI) which just extends into the Parish at Ashridge Commons & Woods. It is also designated a Special Area for Conservation (SAC). The larger part of the SSSI/SAC lies beyond the Parish to the south and west.	The designated areas lie well beyond the main settlement areas of the Parish and are therefore unlikely to be affected by the modest development proposals of the EPNP.
Landscape			
Chiltern Hills AONB and Landscape Character	AVDC Fact Pack 2011 (see Map A)	<p>The AONB covers much of the southern half of the Parish and coincides with the Green Belt. The village of Dagnall lies in this area. Given the flat terrain of much of the rest of the Parish, the setting of the AONB arguably covers the whole of the Parish.</p> <p>The Parish lies in Landscape Character Area 8.4 (Pitstone – Edlesborough Slopes) and part lies in the Ivinghoe Area of Attractive Landscape.</p>	<p>The 2014-2019 AONB Management Plan sets out the vision and objectives for the area. The AONB Conservation Board has more recently expressed concerns with the scale of new development in the AONB proposed in Local Plans, including VALP and its consequences for the natural beauty of the area and how it is experienced. The EPNP must therefore only propose minor developments that will meet the objectives of the Management Plan.</p> <p>The March 2016 review of the Areas of Attractive Landscape concluded that the landscape will continue to warrant some form of local designation, primarily by way of its contribution to the setting to the AONB. The EPNP must therefore take into account how the landscape beyond the AONB contributes to its appreciation from afar.</p>

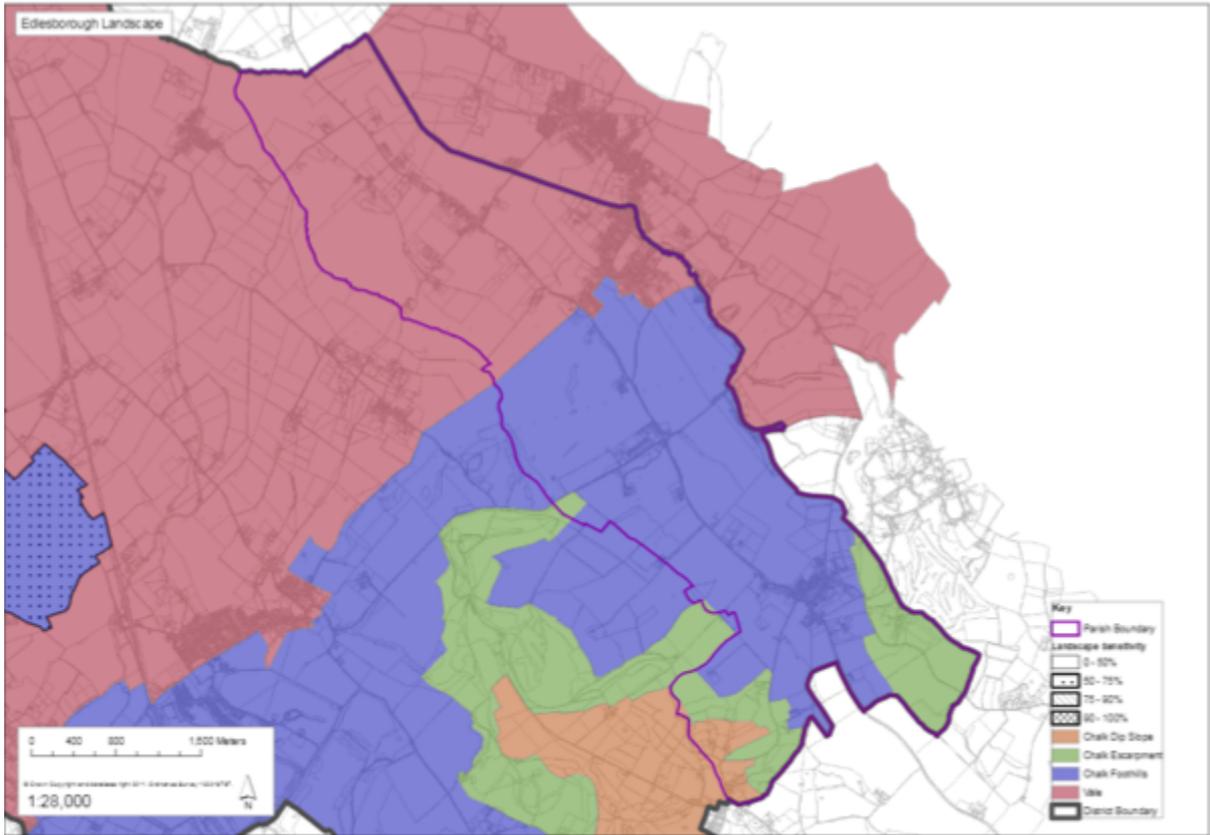
Heritage			
Listed Buildings and Scheduled Monuments	AVDC Fact Pack 2011 (see Maps G, H and J)	There are a number of listed buildings and scheduled monuments in the Parish, as well as Archaeological Notification Areas. There are no Conservation Areas.	Some listed buildings are located reasonably close to one or more of the potential site allocations of the EPNP. There is therefore the potential for effects to their settings. In which case, the EPNP allocation policies should acknowledge the potential for effects and should require proposals to have full regard to the sustaining or enhancing the significance of their setting.



Edlesborough Historic Constraints Map



Edlesborough Environmental Constraints Map

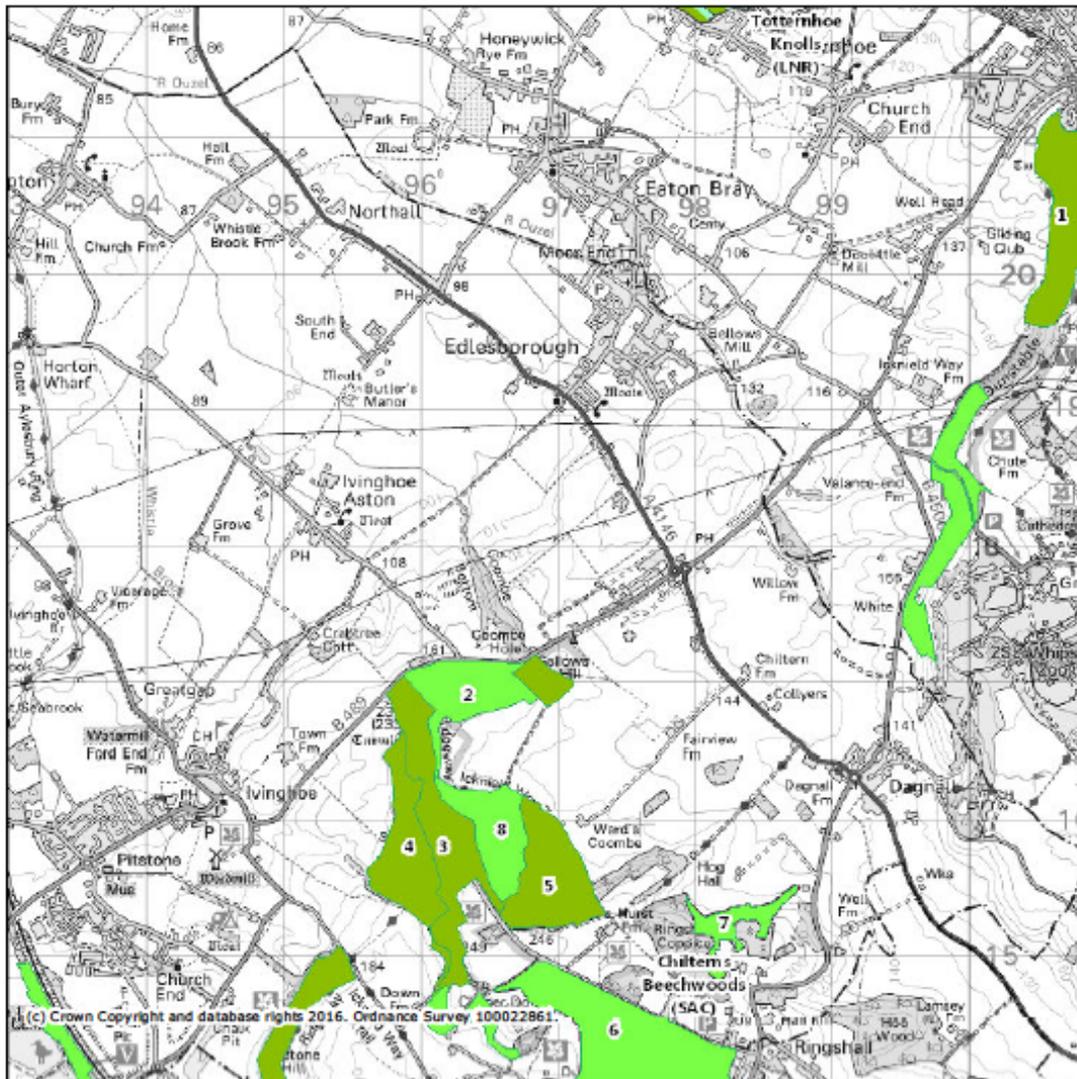


Edesborough Landscape Assessment Maps



Edesborough Infrastructure and Transport Connections Map

MAGi Edlesborough Parish - SSSI & SAC



Legend

- Local Nature Reserves (England)
- National Nature Reserves (England)
- Ramsar Sites (England)

Projection = OSG836
 xmin = 491100
 ymin = 213100
 xmax = 502700
 ymax = 223000

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Flood Risk Zones 2 and 3 (source: Environment Agency)



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Surface Water Flood Risk (source: Environment Agency)