



EDLESBOROUGH PARISH NEIGHBOURHOOD PLAN

2013 – 2033

PRE-SUBMISSION PLAN



IMPORTANT!
PLEASE READ

This leaflet contains key information from the Plan referenced above. **This plan is available for comment until 27th January 2017.** The full plan is available on the parish website www.edlesborough-pc.gov.uk The plan has been developed by the Steering Group and Village Task Forces together with representatives of the Parish Council. This document focuses on the key issue of an Aylesbury Vale District Council (AVDC) mandatory requirement to build more houses. With it comes the opportunity to fix the number of new homes (except for occasional infilling) until 2033.

What is a Neighbourhood Plan?

A Neighbourhood Plan is a legal planning document that supplements the Local Development Plan prepared by our Local Planning Authority, AVDC. Whilst it must conform with the strategic policies included in the Local Development Plan (particularly regarding housing numbers), it provides the local community with the opportunity to shape future development within the Parish with regard to the location of new development, the type and mix of housing it provides, as well as protecting green spaces, community facilities and buildings of local interest that are outside the protection provided by Green Belt, Area of Outstanding Natural Beauty (AONB), Area of Attractive Landscape (AAL), Listed Building etc legislation.

Why do we need a Neighbourhood Plan?

Government long term planning has identified the need for a substantial uplift in the number of new homes to be built in the planning period 2013 to 2033.

Two broad approaches are available

- (a) Leave it to the planning authorities to decide all aspects of building projects in the planning period to meet the numbers objective.
- (b) Allow local Parish Councils to develop a fully discussed plan with residents as to a broad range of conditions and objectives that best suits the local environment.

The Parish Council takes the view that it would be better if it could be established from residents how they would like the Parish to look in the future whilst accommodating the mandatory build figures identified in the Local Plan

What happens if we don't agree a Neighbourhood Plan?

We will still get the growth specified in the emerging Vale of Aylesbury Local Plan (VALP), but the location, type and mix of that housing will be decided by AVDC and the developers. We will have little or no say in the matter, as we found with the two recent planning applications off Cow Lane and the High Street in Edlesborough.

How can you influence the Neighbourhood Plan?

- By going to the Parish Council website www.edlesborough-pc.gov.uk and reading the full version of the Pre-Submission Plan.
- By providing feedback to the Steering Group and the Parish Council regarding the Plan.
- By attending the public meetings to be held in January to help explain and discuss the Plan.
- By voting in the referendum after the Final Plan is published (this will be some time next summer).

What happens next?

After the consultation period, the Steering Group will review all the comments made by parishioners and the statutory bodies such as AVDC. We will then make any adjustments to the Plan considered appropriate as a result of the consultation comments.

The Final Plan then has to be approved by AVDC before it is submitted to an independent government inspector. Once any revisions recommended by the Inspector have been incorporated, it is then subject to a local referendum.

At the referendum stage, every parishioner on the Electoral Register will be entitled to vote YES or NO to the Plan and the result will be determined by a simple majority of the votes cast. **A NO vote will mean that we pass all decisions on our future to AVDC and the developers. A YES vote will mean that the policies in our Neighbourhood Plan become part of the decision making process for the planners in AVDC.**

What are the housing development proposals for Edlesborough Village?

The Draft VALP (July 2016) identifies Edlesborough as a larger village and consequently specifies a new housing requirement of 164 during the period 2013 to 2033. **It must be understood that this figure of 164 is not negotiable.**

The starting point for selecting the sites was the Housing & Economic Land Availability Assessment (HELAA) study issued by AVDC and all the sites identified in that assessment were reviewed by the Steering Group. Sites that were not considered suitable by the HELAA for housing development were eventually discarded, with the exception of site EDL009 (which already has provisional planning consent for 57 houses), as being unsuitable for the same reasons outlined in the HELAA.

All the remaining sites identified in the HELAA have been allocated for new housing development, although only half of one site, EDL021A (see aerial view below), has been allocated for development during the life of the Plan. The remainder of the site, EDL021B, has been allocated as a reserve site, should any of the other allocated sites fail to deliver the anticipated number of new homes, or should the Edlesborough allocation in VALP exceed that which is currently envisaged. Otherwise no development of EDL021B is anticipated during the life of the Plan (i.e. before 2033).

The allocated sites (with the EDL prefixes omitted for visual clarity) are shown on the aerial view below and are as follows:



The solid red outline shows the existing built area of Edlesborough Village. By 2033 it is anticipated that it will also include the dotted red and dotted turquoise areas

What are the housing development proposals for Edlesborough Village? (cont'd)

EDL002. This site adjacent to Dove House Close is suitable for up to 10 houses. It is the subject of an existing planning application that has yet to be determined. The development needs to be low rise as well as low density and the majority of homes need to be 1 or 1.5 storeys only, to be in keeping with rural nature of neighbouring development. The buffer strip between the development and the stream on the north boundary needs to be kept as a public amenity area to provide a riverside walk. This site is shown in dotted turquoise on the aerial view above.

EDL003A. This site which is off Cow Lane, is part of HELAA site EDL003 and already has planning consent for 30 houses. This site is shown in dotted red on the aerial view above.

EDL003B. This is the remaining part of HELAA site EDL003 and is suitable for a further 15 houses. The site should provide pedestrian access to Good Intent but vehicular access should only be via site EDL003A and Cow Lane. Good Intent is not adequate to take the additional traffic that site EDL003 will generate. This site is shown in dotted turquoise on the aerial view above.

EDL009A. This is the northern part of HELAA site EDL009 and already has provisional consent for 29 houses. This site is shown in dotted red on the aerial view above.

EDL009B. This is the southern part of HELAA site EDL009 and already has provisional consent for 28 houses. This site is shown in dotted red on the aerial view above.

EDL020. This site off The Green is suitable for up to 6 houses providing the majority of them are relatively small units. 1 or 2 bedroomed maisonettes suitable for down sizing or as starter homes would be most suitable. This site is shown in dotted turquoise on the aerial view above.

EDL021A. This is the northern most part of HELAA site EDL021 off Slicketts Lane. It constitutes approximately 25% of the total HELAA site and is suitable for up to 40 houses. As with adjacent site EDL002, the development needs to be low rise as well as low density in keeping with rural nature of neighbouring development and the buffer strip alongside the stream needs to be kept as a public amenity area to provide a riverside walk. This site is shown in dotted turquoise on the aerial view above.

EDL021B. This site comprises the adjacent 25% of HELAA site EDL021 and is identified as a reserve site for up to a further 40 houses, should any of the other allocated sites fail to deliver the anticipated number of new homes. Otherwise any future development must be beyond the life of this Plan. This site is shown in dotted yellow on the aerial view above. Access to EDL021B would need to be via EDL021A and so the layout of EDL021A needs to make provision for that eventuality.

In addition to the above sites, it is proposed to reserve two areas of land, one for potential expansion of the Surgery and the other for potential expansion of the School, should either of these be required during the life of the plan. These are both shown in dotted yellow on the aerial view above.

The above allocated sites will deliver a total of 158 new homes, which in conjunction with the recently completed houses at Manor Farm and The Bell, plus the individual approvals in Chiltern Avenue, Moor End and Summerleys, amounts to a total of 169 new houses between 2013 and 2033, compared with the VALP minimum of 164.

What are the housing development proposals for Dagnall Village?

The Draft VALP (July 2016) identifies Dagnall as a smaller village and consequently specifies a housing requirement of 11, but after deducting completions and commitments, the residual requirement reduces to 8. However in view of the village's green belt status, it has not been possible to identify any suitable development sites and consequently no allocations have been made.

Despite the lack of any housing allocations being made as part of this Plan, it is anticipated that the feasibility of a Community Right to Build scheme will be investigated separately from this Plan. The focus of that scheme would be to provide some affordable housing for the benefit of local people.

What are the housing development proposals for Northall?

Northall has also been designated a smaller village in the Draft VALP, but unlike Dagnall it is not in the Green Belt. The housing requirement specified for Northall is 9, but after deducting completions and commitments the residual amount is just 4. However, since sites of 4 or less are considered to be windfall sites, no planned sites have been identified in the Plan for Northall.

The derelict Deans Farm site in South End Lane has been suggested for possible future residential development, which has met with considerable local support. However, due to the separation of the site from the existing village settlement and because it is classified as agricultural as opposed to brownfield land, it is identified in the HELAA (EDL013) as being unsuitable for housing development. It was therefore recognised that it would be unlikely to gain AVDC Planning support for housing development and is not included in the Plan. Nevertheless it is anticipated that the feasibility of a Community Right to Build scheme for the site will be investigated separately from this Plan

Why are all the houses in Edlesborough and not the other two villages?

The VALP allocations are settlement allocations and not parish ones. That means that building more houses than the allocation in Northall for example, would not reduce the Edlesborough allocation.

How will the Neighbourhood Plan limit future unplanned growth of the villages?

A Neighbourhood Plan gives us the opportunity to define settlement boundaries beyond which new housing development will not be allowed other than for very specific exceptions, although clearly there has to be sufficient land within that boundary to accommodate the necessary growth. Appropriate Infilling within the boundaries would be permitted, but not the progressive stretching of the boundaries that has tended to occur in the past.

The Pre-submission Plan consequently identifies defined settlement boundary lines for Edlesborough and Northall to prevent any further sprawl. It was not appropriate to define a settlement boundary for Dagnall due to its “washed over” Green Belt status, which puts very strict controls over any new development, even within the existing built settlement.

How do you make comments on the Pre-Submission Plan?

Any comments you wish to make must be submitted to the Parish Council by email to clerk@edlesborough-pc.gov.uk or in writing to The Clerk, Edlesborough Parish Council, 15 Summerleys, Edlesborough, LU6 2HR. **The closing date for comments will be 27th January 2017.**

Public Meeting Dates

If you would like to learn more before commenting, please come along to any of the following public meetings:

Edlesborough Memorial Hall – Thursday 5th January 2017 @ 7:30pm
Saturday 14th January 2017 @ 2:00pm
Friday 20th January 2017 @ 7:30pm

Dagnall Village Hall – Saturday 7th January 2017 @ 2:00pm

Northall Village Hall – Friday 13th January 2017 @ 7:30pm

Each meeting will take the form of a static display with a formal presentation 30 minutes after the doors open, followed by questions and answers

Don't forget the full Pre-submission Plan can be viewed on the Parish Council website
www.edlesborough-pc.gov.uk

Thank you and we wish you a Merry Christmas and a Happy New Year =(with a new Neighbourhood Plan!)

Edlesborough Parish Council