



Clerk's Planning Report

11th March 2024

Application History

90 Churchway Haddenham

A previous application for a single storey rear extension ([10/01041/APP](#)) was approved in 2010. The Parish Council had no objection subject to no adverse impact on the neighbouring property.

Decisions

[24/00443/ALB](#) 2 Gibson Lane Haddenham Buckinghamshire HP17 8AP

Listed building application for removal of existing greenhouse and erection of new greenhouse.

Withdrawn

Planning an Environment Forum

An online meeting with around 85 participants was attended by Cllr Truesdale and the Clerk. The meeting was hosted by Darran Eggleton, Head of Planning Policy and Compliance.

The main updates were:

Enforcement

- The enforcement backlog is now almost clear with fewer than 1,000 cases in hand.
- Increasingly enforcement decisions are being taken to appeal which is increasing the workload.

National Planning Policy Framework (NPPF) 2023 changes

- Where a local plan has been adopted within the last 5 years it will no longer be necessary for the authority to prove it has a five-year housing land supply, which means the titled balance will not apply.
- Permitted development rights have been extended for schools and prisons
- Homes used as holiday lets for >90 days per year will require planning permission.
- The requirement to carry out a green belt review has been removed.

Local Plan For Bucks (LP4B)

- The changes in planning policy include the requirement to use new rules if the new local plan isn't submitted for inspection before June 2025. It is unlikely that the LP4B will be ready within this time frame so will need to be made using the new programme. The problem is the new programme hasn't been issued yet.
- It is currently looking like a 30 months time scale with adoption in Q2 2027.
- In May a proposal will go to the cabinet for a consultation over the spring and summer on different growth scenarios.
- It is anticipated that brownfield sites could deliver around 5,000 homes, but more will be needed. Evidence studies are almost complete.
- The focus will be on public transport hubs in the scenarios that will be presented.

CIL / S106

A statement of infrastructure funding can be viewed on the [Bucks Council website](#)

Updates on Major Development Sites

Airfield site (CALA Homes)

No updates

Aston Road (Glebe Site – Dandara)

Cllr. Smith received an update from Buckinghamshire Council on the bus service required in the section 106 agreement. Buckinghamshire Council has collaborated with Oxfordshire County Council on the route and has advised that Oxfordshire County Council will be awarding the contract any day now, after which point the timetable for the route will be shared. The service is expected to be six-days-a-week and call at Cricketers Way, Church End, Haddenham Station, Thame Town Centre, and Wenman Road in Thame

Land West of Churchway (HAD007)

The residents' drop-in session on Friday 1st March was well attended. Redrow are in discussions with Buckinghamshire Council regarding the realignment of Churchway to create a new footway which requires widening of the road on the opposite side of the road. The presence of utilities and proximity to the boundary hedge make this much more complex than was originally foreseen, they have been asked to negotiate with Richborough about using space on their land, which is challenging. The issue of surface water management is still the main concern for residents, although many of the issues are off-site and not within Redrow's control so they are in discussions with Bucks Highways to arrange repairs. The holding tank to manage surface water from the northern boundary is now in place so should help reduce water in the ponds, there is just some adjustment to the levels that needs doing.

Land adjacent to Haddenham Garden Centre

No updates

Correspondence

The Parish Council was invited to send a representative to speak at the Central Planning Committee meeting on Wednesday 6th March as the change of use planning application for the Rose & Thistle Pub was on the agenda. Cllr Truesdale attended.