



LONG TERM GROWTH SCENARIOS

SEPTEMBER 2025
PRESENTATION TO
STAKEHOLDERS

SESSION GOALS



to inform stakeholders of the consultation on the future growth of Haddenham



to explain the background that led to the Parish Council pursuing this matter

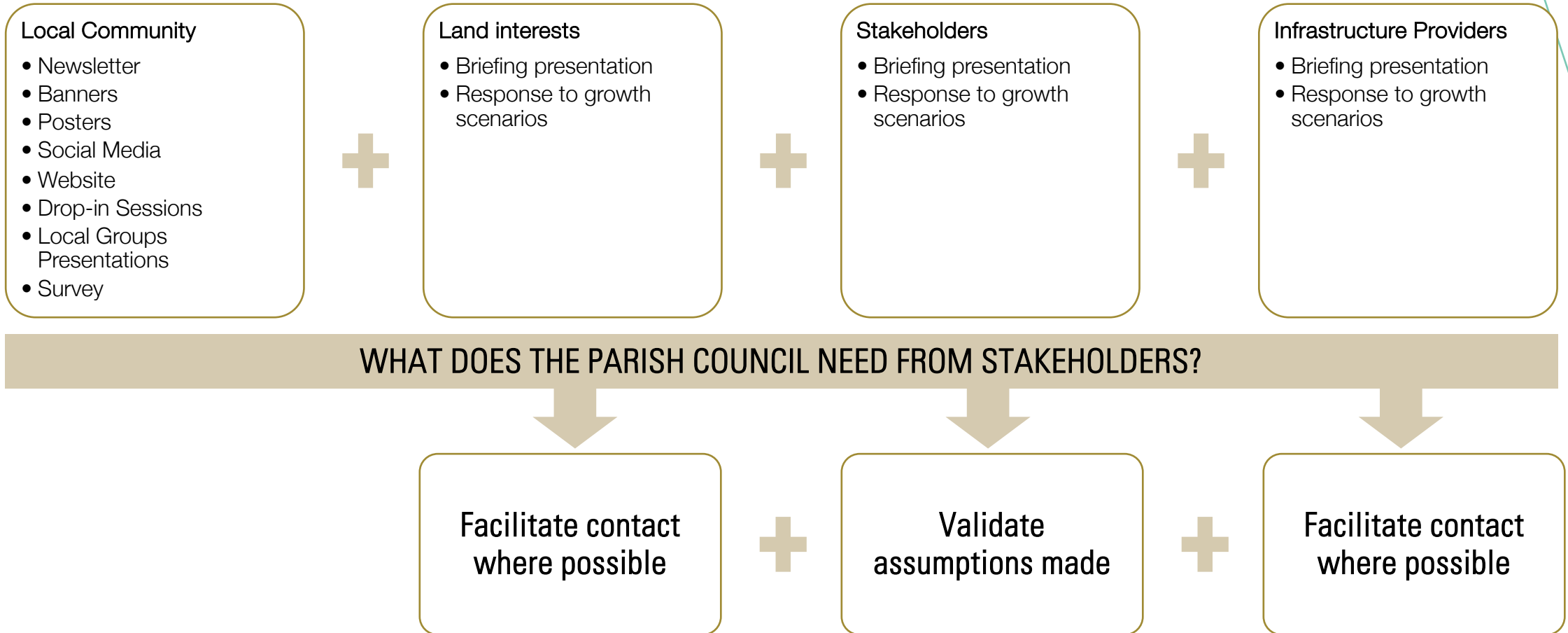


to enable stakeholders to provide focused comments



to inform stakeholders of the next steps the Parish Council will consider following the consultation

CONSULTATION STRATEGY



REVIEWING THE CONTEXT



Speculative
applications being
approved/submitted

VALP allocation 1082 homes
1134 homes started or
completed

103 homes expected to start

Approx. 1000 homes to be
determined

Infrastructure?



New sites being
actively promoted

Sites being promoted
could deliver 2,500
new homes in
Haddenham



Some kind of plan-
making activity to meet
a national growth
agenda

Haddenham community
suffering the
consequences of
delayed plan-making

Conventional plan-
making uses 'choose
least worst sites to
meet a target' approach



Geographical context

Access to train station

Access to wider road
network

Haddenham is
attractive to developers

Population 6,100 – step
change?

RESPONSE TO CONTEXT

=

SCENARIO PLANNING



a way of thinking about the long term future of Haddenham



not about predicting the future but looking at the different ways the settlement may evolve to inform a choice about which path to take



scenarios framed as distinct and plausible stories to help make better decisions - usually difficult decisions requiring trade-offs



scenarios enable complex issues - the relationship between settlement growth and capacity and distribution of infrastructure - to be mapped and compared



valuable where a settlement needs to plan for growth by blending different growth options (low to high) with different spatial options (urban - peri/urban - extensions)



avoids the limitations of the normal, reductive site assessment process that leads to choosing the fewest number of the least worst housing sites to meet a target



enables a richer understanding of when and where step changes in supporting infrastructure need to be planned for as an integral issue, not an afterthought

EXISTING POLICY CONSTRAINTS

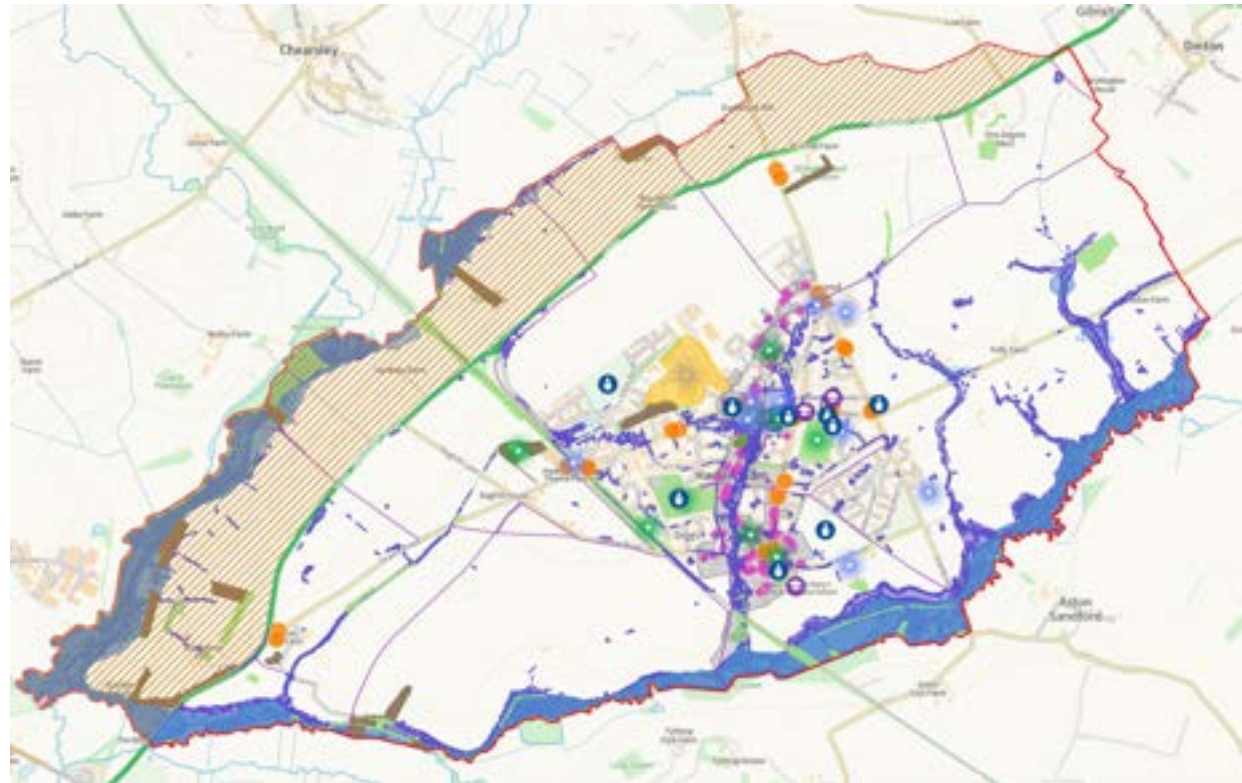
Engage with the SA
(SEA) process if
appropriate

The Parish Council knows that there are constraints that any future development will need to respond to – see map.

The Parish Council is, therefore, using a technical assessment (Sustainability Appraisal), and consulting with statutory consultees to identify these policy matters and take them into consideration.

It will use the outcome of the technical assessment and discussions with important stakeholders to ultimately come to a view on how any growth proposals in the preferred scenario respond to these policy matters protecting valuable national and local assets.

In this part of the exercise, the scenarios are therefore looked at in a policy off position.



HADDENHAM PRINCIPLES

The Parish Council considers that there is a set of specific principles that need to be established for any kind of future growth in Haddenham. These include:

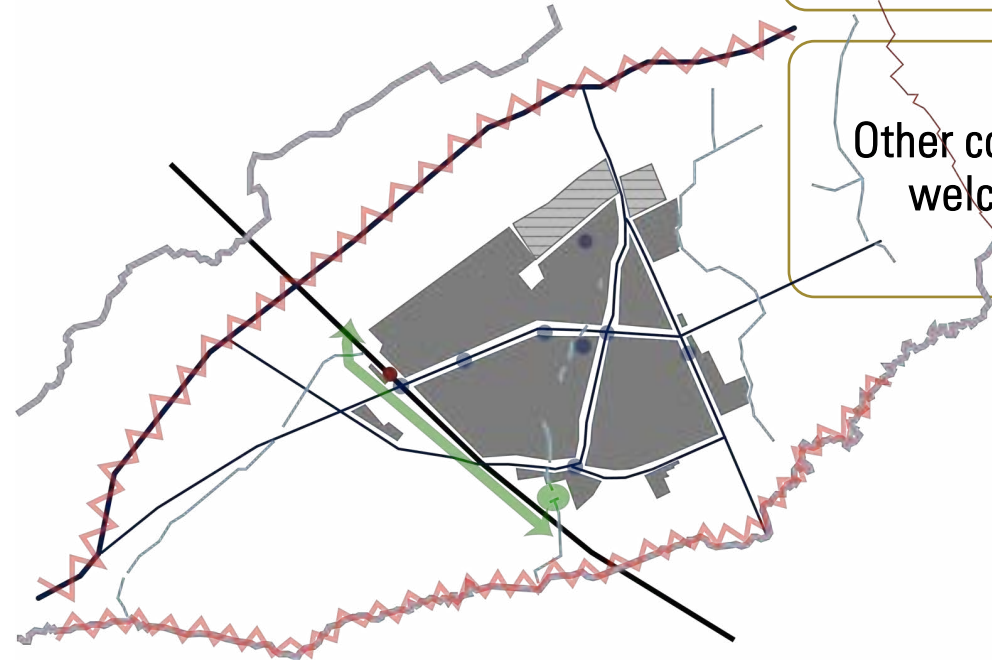
Green Infrastructure should include the establishment of a green corridor from the Former Airfield site in the north, via Snakemoor, through to Pond Close in the south (green arrow on map).

The watercourse to the south and the A418 in the north should form a firm development boundary (red zigzag on map), given the complexities involved in beaching these corridors.

Development should enable the implementation of the Streetscapes projects within the village (dark blue circles on map) and its principles should be used in designing new sites.

Biodiversity net gain (BNG) should be kept in the village. Manor Farm is practising regenerative farming and may benefit from support through BNG (green circle on map).

Given the historic and most recent incidents of flooding, we want developers to avoid thinking piecemeal and work together to plan for a strategic surface water management system.



LLFA – Is a strategic surface water management plan possible?

Other comments welcomed



Through your lens: validate
the infrastructure
assumptions made here

HADDENHAM SCENARIOS EMPLOYMENT ASSUMPTIONS

| Location | Land Type | Potential (ha) |
|---|--|----------------|
| Haddenham Business Park intensification & expansion | Industry, warehousing, office | 4-6 |
| Bradmoor Farm intensification & expansion | Rural enterprise, retail | 1-2 |
| Haddenham Station | Office, tech, retail | 2-3 |
| North of Pegasus Way | Warehousing inc small/compact tier data center & logistics if possible | 3-4 |
| A418 Corridor | Distribution, industry | 4-5 |

Summary of Potential New Employment Land in Haddenham

- VALP Employment Land Review 2012 recognises Haddenham Business Park (including extension) as only employment site. Recognises strategic location of Haddenham Business Park with additional employment predicted as necessary should there be additional residential development. Recommends Haddenham should take additional employment provision to replace any loss at Long Crendon Business Park which is not entirely suitable to meet modern business needs.
- General oversupply of employment land in Aylesbury Vale district evidenced on appeal noted.
- Using travel to work and employment activity data from Census 2021 currently employment land supply (23.6Ha) is sufficient in the short term but will need expansion.
- Base calculation of 46 new homes per annum used to calculate 14Ha over the next 10 years to be distributed across Haddenham, potentially as per the table.



Through your lens: validate
the infrastructure
assumptions made here

HADDENHAM SCENARIOS EDUCATION ASSUMPTIONS

SECONDARY

- Any scenario taking Haddenham's population over 10,000 should have a secondary school (between 6,000 and 10,000 it may be possible but only if there is an issue with access to secondary schools elsewhere).
- 4,500 new homes trigger a new secondary school
- 5FE secondary school is the minimum requirement for a new secondary school (@ 0.17 pupils/home average)
- Approximately 7.5ha of land is required for a secondary school (5fe)

PRIMARY

- There is room to expand the existing Haddenham Community Junior School and all growth scenarios trigger this requirement
- An expansion of the existing Haddenham St Mary CE School is possible using additional land adjacent
- 900-1000 new homes trigger a new primary school
- 1.5FE primary school is a minimum requirement for a new primary school (@ 0.24 pupils/home average)
- Approximately 2.2ha of land is required for a new primary school (1.5fe with space to expand to 2fe)

EARLY YEARS

- Expansion of early years provision at existing nurseries and pre-schools in Haddenham is possible and all growth scenarios trigger this requirement
- Approximately 0.3Ha of land is required for early years provision (if being provided as part of a new primary school) and all growth scenarios trigger this requirement



Through your lens: validate the infrastructure assumptions made here

HADDENHAM SCENARIOS

OTHER ASSUMPTIONS

COMMUNITY

- 0.1 sq.m. per person, national average of community centre floorspace requirements
- all scenarios assume improvements at Haddenham Village Hall
- new community hub/other community facilities (500-2000m²) S 500 = 0.2ha; M 1000 = 0.4ha; L 2000 = 0.8ha

SPORT & RECREATION

- all scenarios trigger contribution to existing sport and recreation facilities
- Sport England recommendation 1 full-sized sports hall per 13,000 people; 1 full-sized 3G pitch per 25,000 people; 1 swimming pool per 20,000 people

MOVEMENT

- all scenarios trigger contribution to streetscape project and improvements to active travel and public transport measures

HEALTH

- additional GP required after 1,800 new residents national average how to accommodate extension/new unclear

PLAY AREAS & GREEN SPACE

- all scenarios trigger green space and play area requirements to be delivered on site

RENEWABLE ENERGY

- higher growth scenarios include planning for a 5MW solar farm using 12h of land

PHYSICAL AND NON-NEGOTIABLE CONSTRAINTS LAND

- Removed from the developable areas of land
- Calculated at 35dph

HADDENHAM SCENARIOS

INTRODUCTION



One small site within the built-up area has been identified as a constant meaning each scenario takes into account that it is likely to be developed at some stage and planning policy is already supportive of the principle of development in this location.



The Parish Council has also reflected on the timetable of this project in relation to the planning applications that are currently live. The outcome of this project will not be able to be used to influence the decision on these planning applications. Whilst the Parish Council remains fully committed to taking part in the planning application process separately, for this exercise, these sites, have been included as a constant in all scenarios.

Even with these sites as constants, the Parish Council continues to believe that Buckinghamshire Council will be looking to allocate more sites in Haddenham. These sites alone are also unlikely to deliver enough growth to address infrastructure issues on their own.



SCENARIO #1 CHOOSE AVAILABLE LAND

This scenario assumes we'll continue to receive speculative planning applications from landowners who have made their land available for plan-making purposes before any kind of plan-making activity can catch up. It relies on the former airfield planning application to provide a primary school and early years provision at the Station Rd planning application.



KEY FEATURES

| | | |
|--|---|--|
|  Approx 2,500 new homes |  Two new primary schools (with integrated early years provision) |  Additional employment land |
|  Population 12,200 |  A secondary school <small>Needed but might not be provided by the sites in this scenario</small> |  A new small community hub |
| |  A secondary school <small>Needed but might not be provided by the sites in this scenario</small> |  3 additional GPs (accommodation to be confirmed) |

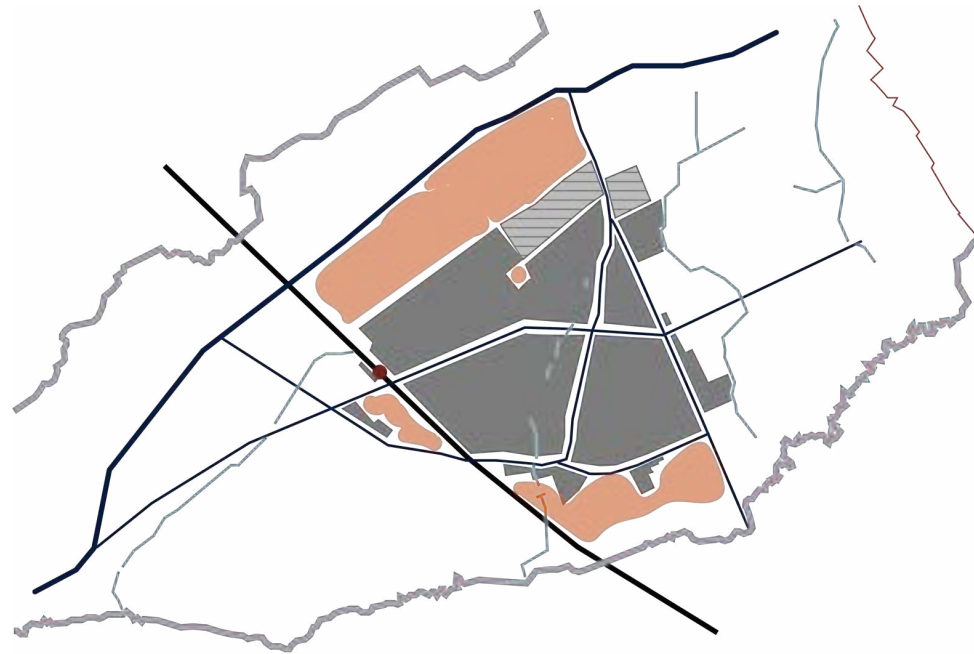
Through your lens: are the assumptions being made for this scenario valid? Eg. Yes, a secondary school will be required for this level of growth and there are currently/will be/won't be plans for providing one.

THINGS TO CONSIDER

- The scale of development is significant, effectively transforming Haddenham from a large village to a small town
- Risk of not securing primary school and early years provision from planning applications at the former airfield and Station Road
- Not enough homes to ensure the delivery of the secondary school from development so additional funding would be needed to fill the gap which is currently not available
- Creating walkable clusters (villages within village) of mixed-use developments is likely to be essential
- The enjoyment of public rights of way and countryside views, particularly to the west, would be significantly altered
- Increase in traffic volumes, especially if a modal shift cannot be achieved, although good access to routes out of Haddenham
- Possible increased use of the station which will need to be managed carefully to avoid the commuter parking problem becoming worse
- Would significantly increase demand on utility infrastructure where future upgrades are uncertain and sewerage flooding already occurs to the south of Stanbridge Road
- Collectively, these growth locations also offer opportunities to either fully or partially deliver the Haddenham Principle of a green corridor and Buckinghamshire Council LCWIP ambitions

SCENARIO #2 CONTAINMENT

This scenario assumes we won't be expected to accommodate much more growth in the future, and keeps future growth tightly focused and close to our existing village services and facilities. It relies on the former airfield planning application to provide a primary school and early years provision at the Station Rd planning application.



KEY FEATURES

| | | |
|--|---|--|
|  Approx 2,400 new homes |  Two new primary schools (with integrated early years provision) |  Additional employment land |
|  Population 12,000 |  A secondary school (requires additional funding outside of developer contributions) |  A new small community hub |
| |  Needed but might not be provided by the sites in this scenario |  3 additional GPs (accommodation to be confirmed) |
| |  Needed but might not be provided by the sites in this scenario | |

Through your lens: are the assumptions being made for this scenario valid?

THINGS TO CONSIDER

- The scale of development is significant, effectively transforming Haddenham from a large village to a small town
- Risk of not securing primary school and early years provision from planning applications at the former airfield and Station Road
- Not enough homes to ensure the delivery of the secondary school from development so additional funding would be needed to fill the gap which is currently not available
- Likely to increase pressure on the services and facilities within the historic core of Haddenham and alter the setting of the Conservation Area (acknowledging that this could be either an enhancement if done well or an adverse effect if not done sensitively)
- Increase in traffic volumes, especially if a modal shift cannot be achieved, with most moving through the historic core of Haddenham
- The commuter parking problem is likely to worsen if no real solution can be offered at, or conveniently close to, the station
- Would significantly increase demand on utility infrastructure where future upgrades are uncertain but could offer an opportunity to upgrade sewerage infrastructure where sewerage flooding occurs to the south of Stanbridge Road
- Collectively, these growth locations also offer opportunities to part-deliver Buckinghamshire Council LCWIP ambitions

SCENARIO #3 MAXIMISING RAIL CONNECTIONS

This scenario assumes we won't be expected to accommodate much more growth in the future and focuses growth to maximise access to the train station therefore growing within an 800m buffer.



KEY FEATURES



Approx 2,500 new homes



Population 12,300



Two new primary schools
(with integrated early years provision)



A secondary school

Needed but might not be provided
by the sites in this scenario



Additional employment land



A new small community hub



3 additional GPs
(accommodation to be confirmed)

WHAT IS NEEDED FROM STAKEHOLDERS



Through your lens: are the assumptions being made for this scenario valid?

THINGS TO CONSIDER

- The scale of development is transformative but containable to reinforce Haddenham's identity as a sustainable rural centre
- Not enough homes to ensure the delivery of the secondary school from development so additional funding would be needed to fill the gap which is currently not available
- The enjoyment of public rights of way and countryside views, particularly to the west, would be altered
- Increase in traffic volumes, especially if a modal shift cannot be achieved, although good access to routes out of Haddenham
- Possible increased use of the station which will need to be managed carefully to avoid the commuter parking problem becoming worse
- Would significantly increase demand on utility infrastructure where future upgrades are uncertain and sewerage flooding already occurs to the south of Stanbridge Road
- Collectively, these growth locations also offer opportunities to part-deliver the Haddenham Principle of a green corridor and Buckinghamshire Council LCWIP ambitions

SCENARIO #4 INFILLING

This scenario assumes we will be expected to accommodate a little more growth in the future and focuses growth on infilling around built-up edges.



KEY FEATURES



Approx 3,000 new homes



Population 13,300



Two new primary schools
(with integrated early years provision)



A secondary school

*Needed but might not be provided
by the sites in this scenario*



Additional employment land



A new small community hub



3 additional GPs
(accommodation to be confirmed)

WHAT IS NEEDED FROM STAKEHOLDERS



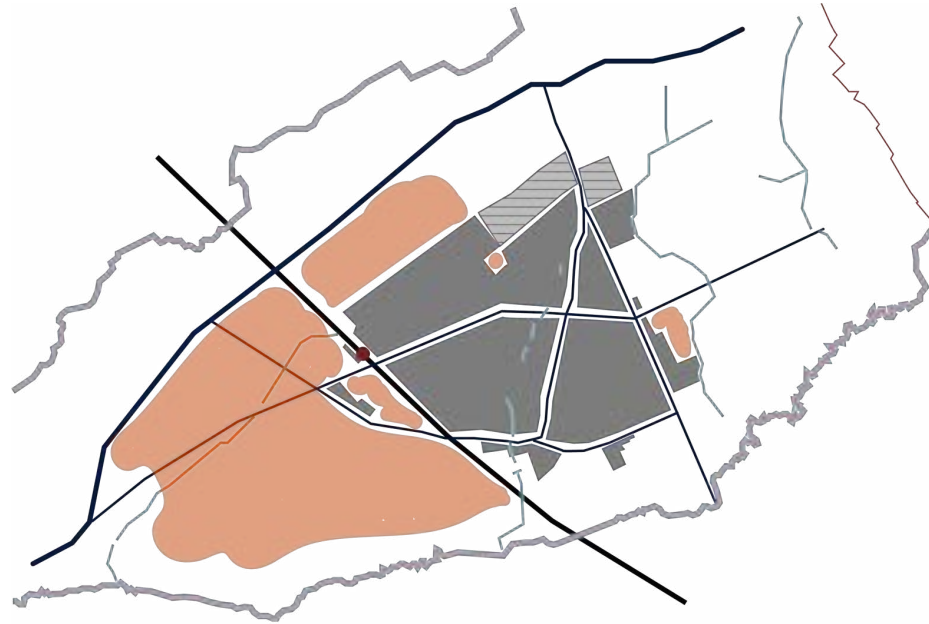
Through your lens: are the assumptions being made for this scenario valid?

THINGS TO CONSIDER

- The scale of development is significant, effectively transforming Haddenham from a large village to a small town
- Not enough homes to ensure the delivery of the secondary school from development so additional funding would be needed to fill the gap which is currently not available
- Creating walkable clusters (villages within village) of mixed-use developments is likely to be essential
- The enjoyment of public rights of way and countryside views, particularly to the west, would be altered
- Increase in traffic volumes, especially if a modal shift cannot be achieved, although good access to routes out of Haddenham
- Possible increased use of the station which will need to be managed carefully to avoid the commuter parking problem becoming worse
- Would significantly increase demand on utility infrastructure where future upgrades are uncertain and sewerage flooding already occurs to the south of Stanbridge Road
- Collectively, these growth locations also offer opportunities to either fully or part-deliver the Haddenham Principle of a green corridor and Buckinghamshire Council LCWIP ambitions

SCENARIO #5 SECOND HALF OF THE VILLAGE (WEST)

This scenario assumes we're going to continue to be a focus for growth now and in the future and focuses that growth on expanding exclusively to the west of the existing village.



KEY FEATURES

| | | |
|--|---|--|
|  Approx 6,000 new homes |  Two new primary schools (with integrated early years provision) |  Additional employment land |
|  Population 20,700 |  A secondary school |  A new medium community hub |
| |  Additional sport facilities |  8 additional GPs (accommodation to be confirmed) |
| |  Solar farm | |

WHAT IS NEEDED FROM STAKEHOLDERS



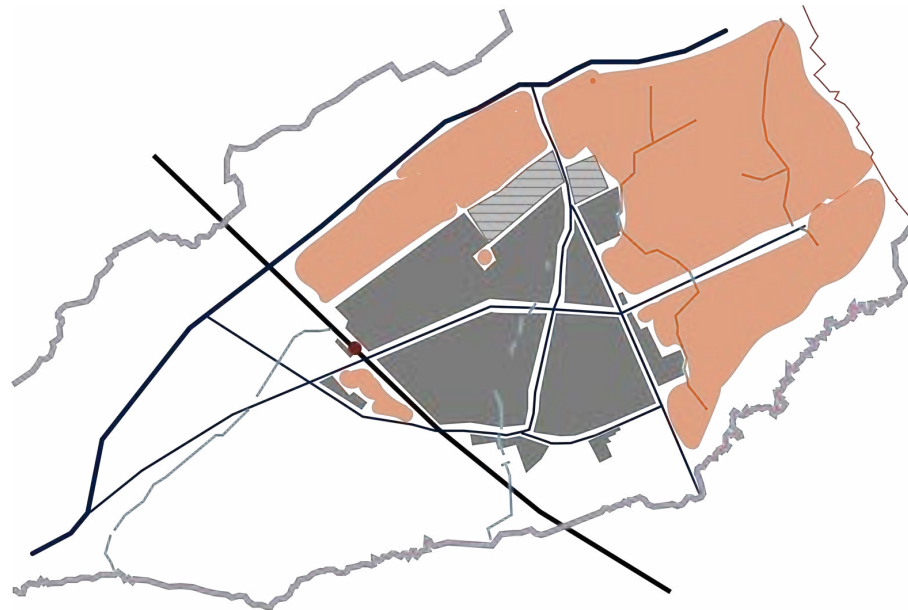
Through your lens: are the assumptions being made for this scenario valid?

THINGS TO CONSIDER

- The scale of development is substantial and a paradigm-shifting transformation of the settlement elevating it to a strategic town in scale and function
- This scale of development would position Haddenham as a growth anchor between Aylesbury and Thame, effectively forming part of a potential Oxford-Cambridge corridor satellite town with strong rail connectivity
- Potential to sever old and new communities with a western civic and commercial core likely to be focused around the railway station
- Currently defined by high-value agricultural land growth in this location risks sensitive landscape exposure and loss of enjoyment of a significant part of the countryside with the potential of coalescence with Thame which would need to be carefully managed through the layout of green infrastructure requirements
- Increase in traffic volumes, especially if a modal shift cannot be achieved although there is potential to create green travel corridors to the railway station and address the commuter parking problem
- Would significantly increase demand on utility infrastructure where future upgrades are uncertain and sewerage flooding already occurs to the south of Stanbridge Road although offers the opportunity for renewable energy generation or heat networks
- Collectively, these growth locations also offer opportunities to either fully or part-deliver the Haddenham Principle of a green corridor and Buckinghamshire Council LCWIP ambitions

SCENARIO #6 SECOND HALF OF THE VILLAGE (EAST)

This scenario assumes we're going to continue to be a focus for growth now and in the future and focuses that growth on expanding exclusively to the east of the existing village.



KEY FEATURES

| | | |
|---|---|--|
|  Approx 8,000 new homes |  Two new primary schools (with integrated early years provision) |  Additional employment land |
|  Population 25,600 |  A secondary school |  A new medium community hub |
|  Additional sport facilities |  8 additional GPs (accommodation to be confirmed) | |
|  Solar farm | | |

WHAT IS NEEDED FROM STAKEHOLDERS

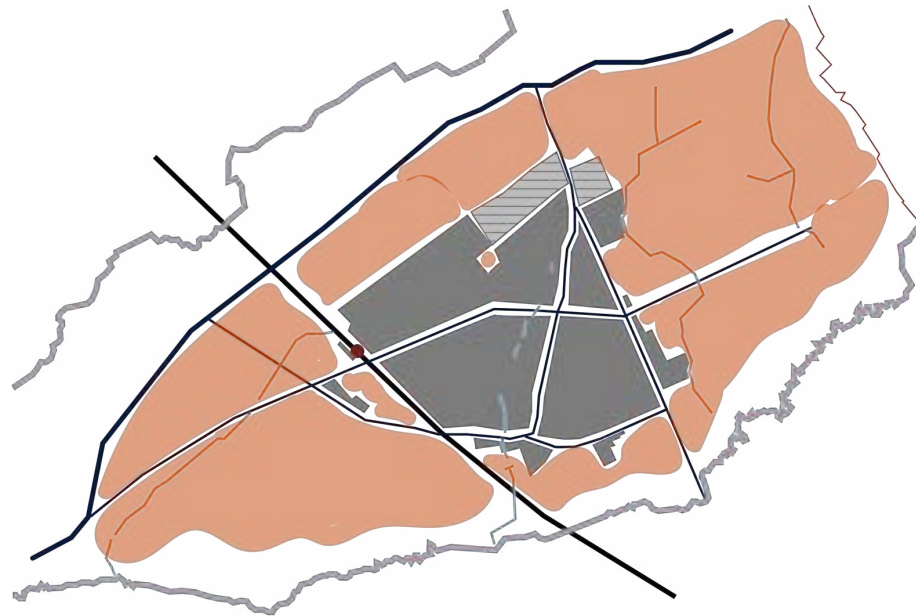
Through your lens: are the assumptions being made for this scenario valid?

THINGS TO CONSIDER

- The scale of development is substantial and a paradigm-shifting transformation of the settlement elevating it to a strategic town in scale and function
- This scale of development would position Haddenham as a prime growth node between Aylesbury and Oxford effectively forming part of a potential Oxford-Cambridge corridor with little potential to leverage the railway station connection and an unclear boundary limiting any further growth to the east
- Currently defined by rural land uses and visual openness growth in this location risks sensitive landscape exposure and loss of enjoyment of a significant part of the countryside
- The potential to sever old and new communities with the settlement likely to become polycentric
- Increase in traffic volumes, especially if a modal shift cannot be achieved with congestion predicted through the historic core of the village
- Increased use of the station is likely to result in retention and worsening of the commuter parking problem
- Would significantly increase demand on utility infrastructure where future upgrades are uncertain and sewerage flooding already occurs to the south of Stanbridge Road although offers the opportunity for renewable energy generation or heat networks
- Collectively, these growth locations also offer opportunities to either fully or part-deliver Buckinghamshire Council LCWIP ambitions

SCENARIO #7 STRATEGIC NEW TOWN

This scenario assumes we're going to continue to be a focus for growth now and in the future and there is no rationale for limiting that growth.



KEY FEATURES

| | | |
|---|---|---|
|  Approx 13,700 new homes |  Six new primary schools (with integrated early years provision) |  Additional employment land |
|  Population 39,000 |  Two secondary schools |  Two new large community hubs |
| |  Additional sport facilities |  16 additional GPs (accommodation to be confirmed) |
| |  Solar farm | |

Through your lens: are the assumptions being made for this scenario valid?

THINGS TO CONSIDER

- This scale of development is a transformational expansion of unprecedented scale—effectively redefining Haddenham from a large village into a major sub-regional town or urban centre
- This level of growth would not only eclipse the settlement's historic footprint, but would also trigger significant shifts across governance, infrastructure, the environment, and socioeconomic structures
- Potential to sever the link between existing community identity and place removing the ability to enjoy the open countryside in Haddenham
- The settlement is likely to take the form of a multi-core urban structure with a new centre and distributed hubs likely on the cusp of the need for a college or further education satellite campus
- There would be a need for radical reinvention of infrastructure including consideration of a new town-scale multi-modal transport framework

NEXT STEPS

The Parish Council will review the outcome of the consultation on scenario planning for Haddenham to decide how best to implement the preferred strategy for growing Haddenham, which is likely to be either

- through representations to the Local Plan
- preparing a revised Haddenham Neighbourhood Plan or
- a combination of both.

As well as using the insights learnt to shape responses to any future speculative planning applications.