

**Haddenham Parish Council - Response to planning application
PL/26/04137/OAPL/26/04137/OA Land East of Stanbridge Road, Haddenham,
Buckinghamshire, HP17 8JQ. Outline planning application for residential
development of up to 99 dwellings (include affordable housing); vehicular and
pedestrian access from Stanbridge Road; public open space and new landscape
planting; local equipped area of play (LEAP); and provision of Sustainable Drainage
Systems (SuDS) (matters to be considered at this stage: access).**

The Parish Council objects to the situation created by Bucks Council but has engaged constructively with the applicant to achieve community benefits:

1. The situation created by our local authority's failure to undertake a Local Plan within 5 years of reorganisation, and to ensure development has been brought forward in a timely way under VALP, has exposed our community to the risk of speculative development, with no comprehensive master plan in place for the associated infrastructure and facilities. This means that each application is treated individually with dubs of S106 rather than being grounded in a comprehensive assessment of community needs as a whole. Application of the tilted balance will ensure permission is granted. The PC is therefore updating its Neighbourhood Plan to help with infrastructure appraisal, and has engaged constructively with the applicant to achieve community benefits. The PC had an on-line meeting with Miller Homes last autumn to brief on local infrastructure issues as part of a community consultation prior to submission of this application. We had a further meeting on 23rd June which informs the PC's response below.
2. Drainage & Folly Farm Ditch. The development adjoins the watercourse shown on the EA's Statutory Main River Map as Folly Farm Ditch. As development progressively takes place on the eastern edge of the village, the PC wants to ensure this Ditch and its immediate environs are left as an accessible green amenity corridor, and capable of receiving additional run-off. We want to avoid the fate of the similar brook (aka EA "main river") running north-south through the village, which saw post-war development remove former ponds, part culverting, introduction of obstacles to flow, and the creation of around 100 properties with riparian responsibilities; all resulting today in localised flooding and a lost opportunity to create a valuable amenity. Miller have confirmed that the intention is to create a planted amenity corridor with no riparian responsibilities for nearby properties. We need Bucks Council to ensure continuation of this objective in other eastern edge developments (see also para 10 below).
3. Off-site highway contributions & the PC's "Streetscape" project. The S106 HoTs includes a generalised off-site Highway contribution, and are pleased that the Transport Assessment at 4.12 refers to Streetscape raised tables which are indicated on drawing. We undertook to check the location of raised tables already funded along Stanbridge Rd, given that they are also included in the

recent Rectory (23/04009/AOP) and Greencore (23/00311/AOP) applications. If all locations are covered, then a generalised contribution to another Streetscape project is welcome (as has happened elsewhere).

4. We note there is no reference to Streetscape in the Travel Plan. On past form this may be picked up by Active Travel England. We would also draw attention to our EV car hire scheme for 2 cars based at the Village Hall and operated in partnership with Zimbl. We have put Miller Homes in contact with Zimbl with a view to incorporating an on-site link to the project.
5. Off-site contribution to the PC's "Level Ways" project. The PC welcomes the contribution to the level pavements active elderly project in the estate on the opposite side of Stanbridge Rd. This is now likely to assume even greater significance as part safe walking connectivity from this site to schools, shops and Village Hall/Library/Dentist/Gym/Scouts & Guides Centre on Banks Rd. We ask that the sum provides for the outstanding feasibility as well as for delivery of the Level Ways project.
6. Thame-Haddenham-Aylesbury Greenway. We welcome the inclusion of a contribution in the draft HoTs. Our highest priority is the link to Thame which is our principal service centre.
7. Active travel: pedestrian footpath, crossing, bus stop on east side of Stanbridge Road and cycle proposal. The progressive development on the east side of Stanbridge Rd, with more to come under the Local Plan, surely now demands funding of a proper north-south pavement along the front of Bradmoor farm and south to the Medical Centre.
8. Stanbridge Rd itself is busy and our regular Speedwatch monitoring shows frequent speeding above the 30mph limit, making the road difficult to cross, and likely to inhibit active travel options and connectivity to the Level Ways and associated paths into the village centre. A full pedestrian crossing should be funded.
9. Stanbridge Rd is on the principal Aylesbury-Oxford bus route with a southbound bus stop located by the northern boundary of this site. The photo below shows the bus stop is in fact the entrance to a field gate, lacking proper hardstanding or a pavement. The bus stop sign itself is on the right of the photo hidden within the vegetation. This clearly does not give safe or easy access getting on/off the bus. A new bus stop with hardstanding and pavement should be funded.
10. Stanbridge Road traffic will inhibit cycling connectivity to other parts of the village for all but experienced riders. We therefore propose an alternative. The Green Lane bridleway is very popular for walking, cycling and wheeling generally. Children can learn to cycle in safety. Folly Farm Ditch crosses Green Lane and passes south behind Bradmoor Farm and the current site. Further developments to the north and south are included in the Local Plan. We have explained our

ambition for a green corridor along Folly Farm Ditch. We further propose that this corridor is also a greenway enabling all active travel options. This should be enabled by Bucks Council which owns the intervening land east of the Ditch between the present site and Green Lane. Indicative future onward access southwards should be indicated now at outline stage on the plan.



Bus stop in field gate entrance on east side of Stanbridge Rd by northern boundary of the site. Bus stop sign is covered in vegetation to right of the photo.

11. Use of the eastern extension beyond Folly Farm Ditch. We understand this area will be set aside for BNG for at least 30 years and will have public access. We ask Bucks to give first priority to the Parish Council for transfer of ownership after completion of landscaping in order to ensure general public access and stewardship for the foreseeable future in the S106 agreement. The PC is willing to enter a legal undertaking to this effect, as we did for transfer of all the open space on the Dandara development further south.
12. Draft S106 HoTs in the Planning Statement. We note the absence of leisure & recreation projects and of a medical centre contribution. We understand this is because bids have yet to be submitted but are expected as part of the response to this application.

13. Community Land Trust. We raised with Miller Homes our interest in establishing a community land trust in the village to enable access to housing for those unable to afford market housing or qualify for priority access on the housing waiting list. We are currently undertaking a housing needs survey. Ultimately this is likely to require Bucks Council support.
14. Bus. If a bus contribution is sought, we propose moving away from the currently funded but lightly used circular bus 121 service. We suggest as possible alternatives a shuttle bus directly from the station to Thame, and/or a station-based mobility hub with an on-call minibus.
15. Corrections. The Planning Statement at paras 7.9 and 8.14 understates the housing numbers being delivered in Haddenham. The expected likely growth in the VALP period since 2013 is currently 2,677 dwellings against an allocation of 1,082. The actual figures are: 1,134 built/nearing completion on site; 205 approved pending reserved matters; 1,338 speculative awaiting decision. We have advised Miller Homes that the map of green spaces in the “Outline Application Report” at section 03/1 p.32 is actually Haddenham Cambridgeshire, and quotes their Neighbourhood Plan, not ours.