

Clerk's Planning Report

28 June 2021

Applications

[21/02013/APP](#) 28 Crabtree Road Haddenham Buckinghamshire HP17 8AT

Two storey rear and side extension and part removal of frontage boundary wall and widening of access

Correspondence from a neighbour objecting to the application has been circulated to the committee.

In summary, the objections raised were:

1. The prominence and size of the extension will be intrusive affecting their privacy and overlooking their kitchen windows, conservatory and garden.
2. The design proposal incorporates a large amount of Western Red Cedar. Western Red Cedar is neither a native or local wood. 28 Crabtree Road is in the Haddenham Conservation Area (HCA) and surrounded by old traditional Wychert (and oak timber framed) cottages and Wychert walls. Recently built houses Duck Bottom and Wagonners Court, within the HCA Stockwell area, are excellent examples of sympathetic designs with 'Wychert style' render, small cottage style windows and dark brown boarding retaining the character of Haddenham's quintessential village history. The proposed design and use of Western Red Cedar is far too contemporary and not sympathetic to Haddenham's heritage.
3. The North elevation windows are too contemporary and not in keeping with 28 Crabtree's front traditional cottage style windows. Are the extension window frames to be white, matching the front white cottage style window frames?
4. Increasing vehicular access from 2 to 3 full parking spaces and the resultant additional vehicular entry/exit movement will increase the safety hazard to vehicles and pedestrians using Crabtree Road.

Appeals

The following application has gone to appeal for non-determination:

[20/02897/APP](#) 14 Townsend Haddenham Buckinghamshire HP17 8JW

Alteration and demolition of existing buildings, and erection of five detached dwellings with access, parking and amenity space

Appeal – Non Determination.

Appeal Ref: 21/00039/NONDET

Planning Inspectorate Ref: APP/J0405/W/21/3273365

The **start date** for this appeal was 15 June 2021.

Any comments made on the planning application will be forwarded to the Planning Inspectorate.

Any further comments, should be sent to the Planning Inspectorate **within five weeks** of the **appeal start date**, quoting the Planning Inspectorate reference number (above).

Decisions

[21/02119/AGN](#) Grove End Farm Mill Lane Haddenham Buckinghamshire OX9 3RZ
Agricultural storage building for Straw, silage and farm machinery
Bucks Council – Agricultural – No Objection

[21/01542/APP](#) 11 Rosemary Lane Haddenham Buckinghamshire HP17 8JS
Single storey front extension and porch
Bucks Council – Householder approved

[21/01851/APP](#) 41 Townside Haddenham Buckinghamshire HP17 8AW
Demolition and rebuild of the existing carport and its accommodation above with a rear extension at first floor. Demolition of the ground floor, 'east facing' shower room to be replaced with a ground floor living room extension and side entrance below the carport . The proposal includes No. 2 x dormers on the east facing roof slope and demolition of a single chimney stack on the east slope of the existing roof which is currently redundant . Alteration of fenestrations within the existing rear annex. A garden storage shed deemed as permitted development in area & height

Withdrawn

[21/01345/APP](#) 21 Dollicott Haddenham Buckinghamshire HP17 8JL
Erection of rear extension, replacement garage, new dormer and front porch
Bucks Council – Householder approved

Delegated Responses

[21/01397/COUOR](#) Park House Pegasus Way Haddenham Buckinghamshire HP17 8LB
Determination as to whether prior approval (Class O) is required in respect of transport & highway impact, contamination risk, flooding and noise for the conversion of B1 offices to form 22 residential units (C3)

The Parish Council deplores the removal from planning control of this change of use, entirely negating the intention of the Neighbourhood Plan to retain jobs and employment in Haddenham's designated industrial estate. The Parish Council looks to Buckinghamshire Council to raise this matter with Government.

From 6th April 2021, all Permitted Development homes must comply with the Government's nationally described space standard. Some units would appear to comply, but in the absence of information about person spaces or of measured drawings, the Parish Council is unable to assess compliance.

The Parish Council further notes the following obvious shortcomings:

- No provision for refuse storage or collection
- The noise survey is unrepresentative as undertaken during lockdown
- No account is taken of what is described as the principal noise source: traffic from Pegasus Way, itself likely to have been at a lower volume than usual because of the Covid-19 pandemic.

- Poor amenity space sandwiched between two busy roads with high numbers of HGVs; particularly not a safe environment for children, and with potentially high level of pollutants from HGV traffic
- No provision for cycle parking
- No key to the meaning of various letters on the site plan
- Flat 18 is described as a 2 bed but appears to have 1 bed
- Some awkward layouts with partition walls having angles to avoid windows eg flats 3, 5, 13

[21/01350/APP](#) & [21/01351/ALB](#) 41 High Street Haddenham Bucks HP17 8ET

Demolition of garage and sheds. Erection of 1no. two bed dwelling with associated access and landscaping. Insertion of dormer to north elevation replacing gable end window of existing dwelling.

History

2019

Application ref: 19/00005/APP to:

- refurbish 41 High Street including a barn conversion and 1st floor rear extension; and
- erect a new dwelling on land behind 41

The Parish Council objected on multiple grounds. Application not determined.

2020

Appeal for non-determination submitted to the Planning Inspectorate. Appeal was dismissed and the application refused, for reasons including the “overtly modern” design of the proposed new dwelling was Conservation Area. The Inspector indicated that the refurbishment of 41 (including the barn conversion and 1st floor rear extension) was acceptable in principle.

2020

Concurrent planning and listed building applications refs: 20/02648/APP and 20/03949/ALB respectively for the refurbishment of 41 High Street including barn conversion and 1st floor extension. Note: 41 High Street is attached to the listed building at 43; 41 itself is not listed but is a building of local note in the Conservation Area. Both planning permission and listed building consent were granted.

2021

The new concurrent planning and listed building applications are to:

- erect a new 2 bed dwelling (of different design from before) with demolition of garage and sheds on land behind 41 High Street
- insert a dormer to the north elevation replacing gable end window of the existing dwelling at 41.

The Parish Council OPPOSES the proposal for the new dwelling for the following reasons:

Harm to the character and appearance of the Conservation Area and impact on the setting of the nearby listed building

The Haddenham Conservation Area is one of the first Conservation Areas declared by AVDC, and one of its most prominent; it was one of two which were selected first for a programme of comprehensive review in 2008. This review refers to the clues still apparent which give witness to

Haddenham's rural past: particularly apposite at this site. Indeed, Haddenham's historic heritage with 120 listed buildings merits an entire chapter in the 2014 Buckinghamshire County Council "Historic Towns Project".

The Parish Council is particularly concerned about the cumulative harm caused by creeping "garden grabbing" and back-land style developments, of which there have been several examples in the last 20 years along and/or adjoining the length of High Street. Over time, these developments change the special character of an area, and damage the heritage legacy. In this case the new house would be squeezed into a narrow garden plot so will be close to the existing boundaries with neighbouring properties to both east and west, resulting in a cramped development. The argument in the heritage statement that the form of building would emulate enclosure in the traditional style of, say, Manor Farm is a fantasy; places like Manor Farm have evolved through centuries on spacious plots, not shoe-horned into garden land.

The Parish Council accepts that an attempt has been made to overcome the inappropriate "overtly modern" design of the 2019 proposal by substituting a shed-style building. However, the Parish Council notes that the Inspector's principal finding was that the setting of the old garden, witchert walls and historic buildings combined to make "a valuable contribution to the character and appearance of the Conservation Area and to the setting of the listed building at no 43". The Inspector continues: "Given that I find the garden is of significance to the appreciation of the CA and the setting of the listed building, I find that the dwelling proposed would be significantly detrimental to the historic setting". Surely this conclusion must hold good irrespective of the proposed design; any development would be a jarring inclusion into this setting and have the overall effect of harming heritage assets. The application should be refused as contrary to NPPF paras 193-197.

Harm to the setting of 41 High Street

The proposed new dwelling will harm the setting of 41 High Street, which along with its barn are both designated Buildings of Local Note in the Conservation Area, and have been approved for renovation. But this proposal will cut 41 adrift from its natural and historic setting as a former farm or smallholding with an orchard, leaving only minimal amenity land, and greatly reducing the desirability of this heritage asset.

Highway and pedestrian safety

There are restricted visibility splays on exiting this site by vehicles. This is particularly important because High Street is much used by pedestrians as a safe north-south village connecting route. Although a no-through road to vehicles, pedestrians can pass through via the path immediately before the King's Head pub, and thereby forming an easy and

relatively safe link between Church End and the village centre at Fort End/Banks Road. Intensified use of the access by introducing a second dwelling will increase the risk, particularly if walking northwards along the footpath on the east side of High Street. Vehicles exiting the site are forced well into the road in order to see whether it is safe to proceed, and are unlikely to exit easily because of parked cars on the far (west) side of High Street. The Parish Council doubts from the Highway comments that their appraisal is aware of the full picture, or of the Parish Council's agenda to promote safer walking and cycling.

Other impacts

- The argument advanced for a new property on housing supply grounds is entirely marginal in a context where over 1100 new homes have been approved in Haddenham in

the past decade, which exceeds the allocation required under the Vale of Aylesbury Local Plan, and is certainly not outweighed by the harm to heritage in the planning balance.

- The application states that one tree will be removed, but there are also off-site trees close to the boundary which are not shown and are likely to be affected. It doesn't seem credible that construction so close to the boundary will not have a detrimental impact, whatever the mitigation.
- Proximity to the neighbouring properties on both the east and west boundaries. The style of this submission prohibits measurement, but distances between the rear of existing dwellings and the proposed dwelling seem close and should be checked in relation to design guidance for new buildings (previously on the AVDC website). The objections from both 43 High Street and 35 The Croft include mock-ups of the likely impact and deserve serious consideration. While there is no right to a view, being in or adjacent to a Conservation Area creates the not unreasonable expectation that current views will be preserved.
- The concentration of glazing on the southern elevation of the proposed dwelling will inevitably generate localised light pollution.
- The application contains nothing about sustainable drainage.
- The application contains no provision for ecology proposals.

Works to 41 High Street and environs

The Parish Council has no objection to the proposed dormer on the north elevation of the 1st floor extension, nor to the demolition of the garage and outbuildings.

[21/01356/APP](#) 38 Stokes Croft Haddenham Buckinghamshire HP17 8DZ
Erection of front porch and replacement cladding

The Parish Council has no objection.

[20/03048/APP](#) 7 Rudds Lane Haddenham Buckinghamshire HP17 8JP
Change of use to mixed use to accommodate Childminding Business, to include use of entire property, garden and outbuilding (retrospective)

Revised Comments

The Parish Council wishes to add the following additional comments to this application.

The Parish Council objects for the following reasons:

1. There have been numerous complaints from residents in neighbouring properties concerning the excessive noise during the operational hours of the business. They clearly find the impact distressing as it prevents them from making use of their gardens without disturbance. Several complaints have explained that the noise is such that they are unable to concentrate when working from home.
2. Policy GP.08 of the Aylesbury Vale District Local Plan 2004 (ADVLP), which currently remains the adopted local plan, states 'planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of nearby residents'.
3. Policy E4 of the Draft Vale of Aylesbury Local Plan (VALP) states that 'partial use of a residential property for business use will be permitted where there are no unacceptable impacts on residential amenity and it would not have an adverse effect on the character of an area, whilst making appropriate provision for access, parking and noise attenuation arising from the business activity.' Policy BE3 states that 'Planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of existing residents'.

4. The testimony from neighbouring properties suggests that the application does not comply with the aforementioned policies from the AVDLP or the VALP.
5. The Parish Council's previous comments were based in part on information provided by the applicant when the application was considered at the Parish Council meeting on 12th October 2020. The Parish Council was advised that the childminding business had 6 under 5s attending per day. The Parish Council is now aware that a travel plan has subsequently been added to the application, in which it is stated that the business has a maximum of 9 under 5's and 9 5-8's per day. This is, therefore, a substantially larger operation than the Parish Council had realised and is not appropriate in a residential setting, given the impact on neighbouring properties.

[21/01432/APP](#) & [21/01435/ALB](#) Thieves Kitchen High Street Haddenham Bucks HP17 8ES
Insertion of 2x conservation style rooflights to ground floor monopitch roof, together with internal alterations which include lobby partition and door and removal and lowering of part of ground floor

The Parish Council supports the comments of the Heritage Officer in respect of smaller roof lights preferred and further details needed about the internal alterations.

[21/01414/APP](#) Stockwell Farm 17 High Street Haddenham Bucks HP17 8ES
Widening the opening in front boundary wall

The Parish Council objects for the following reasons:

In 2018 planning permission was granted for roof extension and alterations ([18/01389/APP](#)) . The Parish Council objected in part because of concerns regarding site access during any proposed building works and the likely damage to the top section of the opening (presumably created when 17 was built) in the wicket wall leading to the High Street. The Heritage Officer had similar concerns about the wall and AVDC imposed a condition requiring more detail about this matter.

Details were duly submitted ([18/A1389/DIS](#)). They included an undertaking to reinstate the top section of the wall on completion of the work saying that "the owners are keen to retain the feature". These details were approved. However re-instatement of the top section has not been carried out. This is in breach of planning control, requiring enforcement action.

The owners now want to enlarge the opening on the north side by 400mm "to increase manoeuvrability". The drawing submitted makes no reference to the missing top section, nor to moving the telegraph pole in the highway verge. Given the location of this pole already close to the kerb, it is difficult to see how removing 400mm of wall will in practical terms make any difference to manoeuvrability, and may also put the pole at greater risk of accidental damage. Given also the previous heritage comment describing the wall as "an important part of the character and appearance of the Conservation Area", the Parish Council would resist yet further erosion, for so little gain, of a heritage asset (said to be valued by the owners) in order to accommodate cars.

[21/01425/APP](#) 14 Yolsum Close Haddenham Buckinghamshire HP17 8DG
Garage conversion into habitable accommodation

The Parish Council submits a holding objection in respect of the following:

- The application form states the "garage conversion will reduce parking availability by one space". In the absence of any further information, it is unclear whether the remaining number of parking spaces will comply with Policy TGA1 of the Neighbourhood Plan.
- The proposed windows on the front elevation detract from the overall appearance: could the design be improved?

[21/01345/APP](#) 21 Dollicott Haddenham Buckinghamshire HP17 8JL

Erection of rear extension, replacement garage, new dormer and front porch

The Parish Council has no objection, **subject** to no daylighting infringements to the rear of neighbouring properties.

[21/01542/APP](#) 11 Rosemary Lane Haddenham Buckinghamshire HP17 8JS

Single storey front extension and porch

The Parish Council has no objection.

[21/01546/APP](#) Haddenham Care Home Tibbs Road Haddenham Bucks HP17 8FH

Variation of condition 7 (The Construction Transport Management Plan (recv. 11 January 2021) submitted as part of application 20/03701/APP shall be adhered to throughout the demolition/construction period) relating to application 20/01672/APP to Minor amendments to the setting out of hoarding on site, refer to revised Construction Traffic Management Plan - 'Haddenham Care Home Construction Traffic Management Plan rev 13'

The Parish Council has no objection.

[21/01522/APP](#) 41 Townside Haddenham Buckinghamshire HP17 8AW

Repair and upgrade of the West Facade, South Facade and South boundary wall. Including the demolition and reconstruction of the front door surround and bay at first floor. Raising of the existing ridge and eaves height

The Parish Council welcomes the restoration work and has no objection in principle, subject to supporting the comments of the Heritage Officer in relation to raising the roof and the use of upvc in the front bay reconstruction.

[21/01652/APP](#) 20 Wykeham Way Haddenham Buckinghamshire HP17 8BX

Replacement extended porch

The Parish Council has no objection.

[21/01410/APP](#) 3 Hordern Close Haddenham Buckinghamshire HP17 8NA

Single storey front extension

The Parish Council objects to this application for the following reasons:

- It is contrary to the Design Guide for Residential Extensions which generally does not permit front extensions.
- It creates a daylight infringement to the window on the front elevation of the adjoining property (45 degree angle exceeded).

[21/01683/APP](#) Land Off Aston Road Haddenham Buckinghamshire
Demolition of existing buildings and erection of two dwellings

The Parish Council opposes this application for the following reasons:

This small site is surrounded on 3 sides by what will become the open space on the adjoining Aston Road/Stanbridge Road development, originally approved in outline on appeal in 2016 for 280 houses (application reference 14/02666/AOP). This is one of the three principal sites which will contribute the majority of Haddenham's 50% growth of over 1000 homes as a Vale of Aylesbury Local Plan (VALP) strategic settlement. Its design is therefore of critical importance to the future of the village.

Following the appeal and disposal of the site to developer Dandara, considerable care and resources have gone into the layout and design, which Dandara has discussed with the Parish Council and with Buckinghamshire Council in great detail. Phases 1 and 2 are now on site; phases 3 and 4 received *approval of reserved matters in January 2020*. A particular feature of the overall layout has been to retain the rural feel along Aston Road in its approach to Church End, and into the heart of the Conservation Area. The new homes are accordingly set well back from the existing village boundary and from the Conservation Area on the western edge of the scheme, being separated by a large area of open space comprising a new cricket ground and a new burial ground. Similarly, the southern edge of the development is set well back from Aston Road, being separated by a green belt, including a large swale. No new building is due to take place on Aston Road itself, so that the current last house in the village on the north side (7 Aston Rd) will remain the last property directly situated on Aston Road, and the rural approach into Church End will thereby be largely retained. All of the green spaces on the development will be transferred to the Parish Council to manage as open space in perpetuity. This proposal for 2 homes negates the above design concept by inserting 2 new buildings which will look incongruous and out of keeping with both the surrounding new development and the existing settlement. They will also intrude into, and be detrimental to the setting of, the green and calm ambience of the adjoining burial and cricket grounds.

The Parish Council indeed anticipated a potential issue arising from this derelict land in its response to the former Aylesbury Vale District Council (AVDC) at the time of Dandara's initial application reference 17/01841/ADP: "The PC is concerned that a small parcel of derelict land on the north side of Aston Road opposite Tiggywinkles is not included within the development and looks likely either to remain an eyesore or could come forward again for development. Either way, the outcome is a discordant intrusion which will detract from the success of Dandara's proposals. The PC calls on AVDC to use its compulsory purchase powers to acquire this site for open space in the interests of completing this development and making it a success."

The Parish Council strongly urges Buckinghamshire Council to refuse this application and calls on it to action compulsory purchase for the site, as an extension to the adjoining open *space*, in the interests of delivering a satisfactory outcome for the larger development.

In the unlikely event that Buckinghamshire Council were minded to approve this development, the Parish Council would wish to see a more sympathetic elevational treatment, perhaps taking its cue from one of Dandara's design/materials styles. The Parish Council would also wish to see a construction site management plan with all construction traffic approaching from Stanbridge Road and none via Church End.

[21/02119/AGN](#) Grove End Farm Mill Lane Haddenham Buckinghamshire OX9 3RZ
Agricultural storage building for Straw, silage and farm machinery

The Parish Council does not have the resources to determine whether this is permitted development, but it can confirm that the former glider school is no longer operating from the former Haddenham airfield, which has reverted to agricultural use.

[21/01692/APP](#) Bright Horizons Family Solutions Pegasus Way Haddenham HP17 8SB
Variation of Condition 2 (Amended drawings) and 9 (Noise Report) of planning permission 18/01772/APP (Development of a local centre comprising a nursery (D1), retail unit (A1), and seventeen residential apartments (C3)). To allow for additional external plant to serve the Nursery Unit to include 2No. Heat Pump Units within a proprietary Acoustic Enclosure and 1No. Condensing Unit, all within a designated enclosure.

The Parish Council has no objection subject to Environmental Health's requirements about limiting possible noise intrusion to adjoining flats.

[21/01719/APP](#) 11 Willis Road Haddenham Buckinghamshire HP17 8HL
Single storey rear extension

The Parish Council has no objection subject to no daylighting infringement to the adjoining property (insufficient information shown to assess).

[21/01776/APP](#) 5 Marriotts Way Haddenham Buckinghamshire HP17 8BW
Demolish existing conservatory. Proposed pitched roof over existing single storey elements. Fenestration and external material alterations to existing house

The Parish Council has no objection in principal but would prefer to see the roof material match the existing roof, as per the original submission.

[21/01851/APP](#) 41 Townside Haddenham Buckinghamshire HP17 8AW
Demolition and rebuild of the existing carport and its accommodation above with a rear extension at first floor. Demolition of the ground floor, 'east facing' shower room to be replaced with a ground floor living room extension and side entrance below the carport . The proposal includes No. 2 x dormers on the east facing roof slope and demolition of a single chimney stack on the east slope of the existing roof which is currently redundant . Alteration of fenestrations within the existing rear annex. A garden storage shed deemed as permitted development in area & height

The Parish Council (PC) welcomes the refurbishment and the thoroughness of the submitted reports. The PC will be guided by the Heritage Officer's comments when available, but meanwhile makes the following observations:

- The existing car port seems an unsympathetic extension probably pre-dating heritage controls. It will remain a dominant addition. The PC wonders whether the opportunity could be taken to reduce the height of the proposed structure better to respect, and make subservient to, the principal cottage.
- The Ecology Officer's report refers to a protected species survey carried out by Phil Irving dated March 2021. This document does not appear to be available on the website.
- It is not clear whether the garden boundary at the eastern end of the plot is a witchert wall, but in any event access for maintenance will be difficult with the proposed outbuildings.

[21/01871/ALB](#) 19 Station Road Haddenham Buckinghamshire HP17 8AN

Replace existing heating boiler with an air source heat pump, replace solar roof to part of the rear roof, replace kitchen and replace balustrade from sun room to convert into garage space

The Parish Council has no objection subject to any comments by the Heritage Officer.

[21/02051/COUAR](#) Chiltern House Thame Road Haddenham Bucks HP17 8EH

Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of agricultural barn into 12 flats (Class Q(a)) and in relation to design and external appearance of the building (Class Q(b)).

The Parish Council (PC) deplors the extension of permitted development powers resulting in the loss of valuable employment in a business area contrary to the Neighbourhood Plan, and which will create tomorrow's slums as evidenced by the Planning Inspector's comment (in response to Appeal ref 19/00062/NONDET) "the proposed development would fail to provide a satisfactory living environment for future occupiers of the development" and citing "the significant and permanent harm which would be caused to the character and appearance of the area".

In 2018, the PC asked AVDC to impose Article 4 directions on at risk employment properties in the Haddenham business parks but was ignored. The PC is pleased that Buckinghamshire Council has resisted a similar determination at the nearby Park House (21/01397/COUOR). We urge Buckinghamshire Council to resist this likewise.

Street Naming

WE Black has objected to the Parish Council's suggested name of Partner Way for the new street on the development off Dollicott, however, it is acceptable to Bucks Council. Does the PC wish to suggest an alternative name?

Land South of Lower Road S106 Agreement

We have been asked for project proposals for inclusion in the S106 agreement for Land South of Lower Road, which is yet to be determined.

The previous proposals for the last application, which was refused, were:

- (1) To improve or replace the pavilion at Woodways Playing Field, Woodways, Haddenham and/or
- (2) Replacement of / Improvements to Haddenham Village Hall, Bank Park, Banks Road, Haddenham HP17 8EE and/or
- (3) Extension of the tennis courts at Woodways Playing Field to provide a fourth court and/or
- (4) Replacement / Improvement of play &/or exercise equipment at Woodways Playing Field, Woodways, Haddenham and/or
- (5) Replacement / Improvement of play &/or exercise equipment at Sheerstock Recreation area, Sheerstock, Haddenham and/or
- (6) Replacement / Improvement of play &/or exercise equipment at Banks Park, Banks Road, Haddenham HP17 8EE and/or
- (7) Replacement / Improvement of play &/or exercise equipment at Haddenham Airfield, Haddenham

Updates on Major Development Sites

Airfield site

The owner of the care home site has confirmed that building work stopped in early May due to the main contractor (Harvard Knight Construction) becoming insolvent. Work has been ongoing to re-let the building contract as soon as possible. A contractor will be tidying up the site and some drainage survey work will take place over the next fortnight.

It is expected that a replacement main contractor will be appointed shortly and start back on site properly during July, with building works completion now looking like the end of 2022

Aston Road Glebe Site – Dandara

We have contacted Bucks Council to confirm who is responsible for cutting the stretch of verge on Stanbridge Road that runs from the original location of the start of the 30mph limit to the new location.

The 30mph limit was moved last year because of the new housing developments on either side of the road but there hasn't been a change to HPC's devolved service agreement so we haven't been cutting the section between the old and new locations.

A resident has complained that the verge needed cutting due to visibility concerns pulling out of The Grove development. When this was reported to Bucks Council via fixmystreet the resident was informed that the verge cutting had been devolved.

Land West of Churchway (HAD007)

Nothing to update

Land South of Lower Road

Nothing to update

Land adjacent to Haddenham Garden Centre

Nothing to update