



H A D D E N H A M
P a r i s h C o u n c i l

Parish Council Office, Banks Park, Banks Road, Haddenham, Buckinghamshire. HP17 8EE
Phone: 01844 292411 Email: clerk@haddenham-bucks-pc.gov.uk

Clerk's Planning Report

9th January 2023

Presentation from Richborough Estates – Land east of Churchway

Richborough Estates have notified the Parish Council of a public consultation exercise they are running with members of the local community on proposals for a new residential development on land off Churchway, near the junction with Stanbridge Road.

A leaflet was sent to approximately 700 households who reside nearest to the site in December. The leaflet provides an overview of their proposals including the masterplan. It also includes a free paid response form for any comments to be provided. The leaflet also directs residents to their website (<https://www.churchwayhaddenham.co.uk>) which provides a more detailed description of the development proposals and related information. Richborough Estates are keen to hear residents views on the emerging development proposals so they can help shape the final proposals for the site. Residents can also make comments via their website.

Richborough Estates have told us that the proposals are still evolving and are currently for a residential development of up to 91 dwellings which will include a range of house types, together with areas of open space and a new children's play area. Thirty per cent of the new homes will be provided as affordable housing in line with Buckinghamshire Council's policy. The application is the site of a previous proposal by Richborough Estates back in 2017 (ref: 17/01225/AOP), which was refused and the decision subsequently upheld at appeal. Details of the application and appeal are available on the Buckinghamshire Council website.

Whilst additional statutory publicity will take place by the Local Planning Authority after the application is submitted to Buckinghamshire Council in the new year, Richborough Estates are publicising the draft proposals at this pre-application stage to seek residents' thoughts and ideas on the scheme. The public consultation will run for an extended period to allow for Christmas holidays and postal strikes and will close on **Friday 13th January**.

The consultation questions have been circulated ahead of the meeting for Councillors to consider any feedback they would like to submit.

Planning Applications

Decisions

[22/03448/APP](#) The Old Dairy Aylesbury Road Haddenham Buckinghamshire HP17 8TN
Erection of barn

Bucks Council – Refused

[22/03657/APP](#) 10 Dovecote Close Haddenham Buckinghamshire HP17 8BS

Householder application for single story rear extension, garage conversion and covered external

seating area.

Bucks Council – Householder approved

[22/01984/APP](#) 27 Dollicott Haddenham Buckinghamshire HP17 8JL

Householder application for single storey rear extension, window and door replacement on the rear elevation and a rooflight to the existing flat roof

Bucks Council – Householder approved

Airfield Pavilion

We are still waiting for Thames Water to connect the mains water and for issues with the fibre connection to be resolved.

Updates on Major Development Sites

Airfield site (CALA Homes)

The Parish Council has received an update on the transfer of assets:

1. The streetlights will be transferred to Haddenham Parish Council (HPC) in phases, we are sorting out the paperwork to arrange the first phase, which is ready to go.
2. Cala are arranging with David Rowley at Bucks Council to have the remaining open space land inspected in January, with a view to issue of the provisional certificate, HPC representatives have been invited to attend. Once the provisional certificate has been issued it will trigger a 2-year maintenance period prior to transfer of the land to the Parish Council.
3. LIH are going to offer the land within the development that remains in their ownership under licence to HPC but we have no details of that as yet.

Aston Road (Glebe Site – Dandara)

Nothing to update

Land West of Churchway (HAD007)

Nothing to update

Land adjacent to Haddenham Garden Centre

Nothing to update

Correspondence