



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

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Clerk's Planning Report

13th January 2025

Application History

[24/00649/APP](#) Bradmoor Farm Stanbridge Road Haddenham Buckinghamshire HP17 8JX
Retention and extension of the existing community building with associated parking and landscaping (part retrospective)

(April 2024 – previous response)

The Parish Council (PC) objects.

The PC does not object in principle to farm diversification in this location. Policy HWS2 of the Haddenham Neighbourhood Plan on retail, business and jobs supports the enhancement of local facilities and services. However, the Parish Council urges Buckinghamshire Council to consider a Stop Notice on current unauthorised site work, and to refuse all current applications until a comprehensive application for Bradmoor Farm is submitted addressing the following matters:

1. All unauthorised development including: 3 additional log cabins erected in addition to those approved under 23/02311/APP; the 4 now apparently let units in the outstanding application 23/02850/APP; unit 24 not apparently part of any previous application; ground works east of the log cabins.
2. The present application and any other proposed future development.
3. A comprehensive access and parking review.
4. A Section 106 requirement for a full pedestrian crossing for safety over Stanbridge Road. Our Community Speedwatch data shows that the 30mph limit is regularly breached, often excessively so. We also know that Bradmoor Farm is popular with many older people. We therefore disagree with Highways that a dropped kerb would be sufficient here.
5. Separation of access for pedestrians and vehicles into and from the site as proposed by Highways.
6. Designated footpaths and clarity regarding shared surfaces.
7. Full landscape, planting (including trees) and Biodiversity Net Gain scheme.
8. Electric Vehicle, cycle & disability parking proposals (the previous cycle park is now occupied by services installations).
9. A serious Planning Statement. The present one for example references the Ivinghoe Neighbourhood Plan, quotes a retail analysis to support recreation activities, and uses Wendover as a relevant retail centre when by far the nearest centre is Thame.

There is a long history of applications. The most relevant recently determined application is:

[23/02850/APP](#) Bradmoor Farm Stanbridge Road Haddenham Buckinghamshire HP17 8JX
Erection of buildings and use as four retail units (Use Class E) (retrospective)

The permission for this application includes a new pedestrian access, footway and crossing on Stanbridge Road. The parking layout approved for this application is different to the one submitted for the current application but the planning officer has confirmed it is this layout that will be approved as parking is outside the redline for the current application.

Note that none of the site plans for this or the current application include all of the units on the site. In particular the log cabins approved under application [23/02311/APP](#) which have been built in excess of the approved number. The planning officer has confirmed that there is no requirement to show all the units as they fall outside of the redline of the application.

Decisions

[24/03379/APP](#) 7 Willoughby Lane Haddenham Buckinghamshire HP17 8FU

Householder application for single storey rear extension.

Buckinghamshire Council - Householder Approved

[24/03198/APP](#) 3 Stanbridge Road Haddenham Buckinghamshire HP17 8JX

Householder application for demolition of existing single storey rear extension. Erection of single storey rear extension with ramped access to garden and front permeable driveway.

Buckinghamshire Council - Householder Approved

Updates on Major Developments

Airfield Site

No updates.

Aston Road (Glebe Site – Dandara)

No updates

Land West of Churchway (HAD007)

No updates.

Land East of Churchway

The Parish Council has been contacted by Greencore Homes who have purchased the site for development. They are preparing their reserved matters application and have asked for a meeting.

Land At Dollicott – Platers Road

The land transfer to the Parish Council has stalled with the solicitors so the Clerk has chased this up.

Land At Dollicott to the rear of Carwithen Close

No updates.

Project Updates

New burial ground Aston Road

No updates

Aston Road Pavilion

The planning application has been registered with Buckinghamshire Council and the final plans will be presented by PCMS Design at the meeting.