



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

29th September 2025

Decisions

[25/02078/ALB](#) - Bigstrup Farm Aylesbury Road Haddenham Buckinghamshire HP17 8TX Listed building consent for restoration of the inglenook fireplace, repair of chimney and works including installation of a woodburner (Retrospective).

Buckinghamshire Council – Consent Granted

[25/01844/APP](#) Haddenham Dental Centre Banks Cottage Banks Road Haddenham Buckinghamshire HP17 8EE

Erection of single storey rear and side extensions, internal alterations on ground floor to existing dental surgery building and introduction of one additional parking space

Buckinghamshire Council – approved

[25/00541/AAD](#) Haddenham Park Care Home 18 Tibbs Road Haddenham Buckinghamshire HP17 8FH

Display of 1 No. Fascia sign on the entrance canopy to the building entrance, 2 No. temporary signs to the north east and south east boundaries and 1 No. sign to the entrance into the site

Buckinghamshire Council - Consent Granted

Updates on Major Developments

Airfield Site

The transfer of phase 2 land is still in progress, the main contact at Cala Homes has left the company so communication stopped for a while, our solicitor has provided a new contact who also hasn't responded to a request for an update on the remedial work that has been requested before adoption.

Lands Improvement Holdings have submitted a new outline application for up to 700 homes and a primary school which is now under consideration.

Aston Road (Glebe Site – Dandara)

A meeting was held onsite with a Dandara representative to discuss the lack of maintenance on the site. The new cricket pitch was of particular concern and it was agreed that autumn maintenance would be arranged as soon as possible in line with the recommendations made by the ECB Regional Pitch Advisor, who had asked for the following:

- a) Evidence be provided of any 12-month aftercare maintenance programme.
- b) A full update as to how this has (or has not) been applied.
- c) A full and detailed plan for the remedial fine-turf works, is provided together with a detailed implementation plan.

- d) Confirmation of which supplier they are using for the artificial wicket as this should be an ECB approved installer.

Other maintenance issues raised were:

- Trees – Dandara are currently getting a quotation to replace the dead / dying trees identified on the ReLeaf report.
- Soil on the car park – this is being used for infill and re-seed purposes on the verges. This work is imminent so the soil should be gone over the next couple of months.
- Heras fencing pile at the end of the access road for the burial ground – Dandara to remove shortly.
- Hedges – any ‘whips’ that have not grown will be replaced.
- Hoggin path in the Burial Ground will have maintenance as it has weeds and is sinking on the edges.
- The access from Aston Road to the Burial ground / new Pavilion will have additional ‘anchorage’ tarmac / cement to provide support to the kerb stones ensuring they don’t collapse before it is tarmacked (which is scheduled for after the Pavilion build).
- Heras fencing has proved difficult to realign in a practical way so will stay in place until HPC adopt the next section of land, estimated time of January. When that happens, the heras fence will be moved to surround the cricket ground area.
- Dandara will investigate the boundary of the outbuilding on Aston Road and mark out the boundary, so HPC can be assured the neighbouring development doesn’t encroach. This will allow HPC to put in a fence.
- New lockable bollards have been installed on the pedestrian access to the burial ground but haven’t been locked, HPC will get padlocks to lock them.

Land West of Churchway (HAD007)

The section of the public right of way from Rosemary Lane to the site has been resurfaced and reopened, however concerns have been raised by residents about the steep slope of the path. The Clerk has received the following explanation from the Rights of Way Officer regarding the issues leading to this:

‘This is the no-dig solution I asked the developer to install through a detailed design application and has resulted in a greater gradient, which your correspondent correctly identifies doesn’t comply with 1:20. Anything over this requires a level landing for every 500mm rise.

I insisted upon a new surface for ease of access for wheeled traffic, abluent disabled walkers and users in general. As it turned out, however, a no-dig solution was required to avoid negative impacts on the Wichert wall and mature tree roots growing across the path. The developer’s original proposal was to do nothing for these reasons, but I was reluctant to leave a muddy path with loose gravel, albeit with shallower gradient. A rough surface isn’t disabled friendly and would be inconvenient for everyone. Leaving unmade surfaces abutting sealed surfaces leads to erosion and steps forming. There would have been an inconsistent experience for walkers using the tarmac along Rosemary Lane and the tarmac along the new bridleway through the development.

You'll perhaps also recall there was a kissing gate at the exit onto Rosemary Lane which precluded all wheeled access [prams, mobility scooters and wheelchairs] and which I insisted was removed by the developer to assist with disabled access.

Clearly the uplift needed from existing level has steepened the gradient above 1:20 which is regrettable, but the smoother surface and removal of the kissing gate improves access for wheeled traffic. Moreover, the limited space appears to preclude installation of a landing stage and my preference would be for all users to benefit from the 3m width'.

Land East of Churchway

The reserved matters application has now been submitted and is on this agenda.

Land At Dollicott to the rear of Carwithen Close

No updates.

Land at Station Road

No updates.

Project Updates

New burial ground Aston Road

No updates.

Aston Road Pavilion

No updates

Village Hall Improvements

A meeting was held on 12th September, the draft minutes of the meeting have been circulated.

Future Haddenham

The consultation and stakeholder engagement sessions are underway. Report to be updated following land owner and community engagement sessions in the coming week.

Correspondence

- A Fix My Street report as follows:
We need signs down Dollicot / Rudds Lane to stop HGVs following SatNav to the old back entrance to the business park. I've turned 2 around recently and this one had got stuck because they can't drive forward past Townsend Green. No other way of reporting to Bucks CC

Received this response from Bucks Council:

You may be able to request a restriction to stop large vehicles from using inappropriate roads or routes if they cause:

- danger to pedestrians and other road users
- damage to buildings, roads and bridges
- congestion on roads

This may include requesting advisory signage or that a road weight restriction is put in place. The introduction of an Environmental Weight Restriction is enforceable and as such any breach of the Traffic Regulation Order should be reported to [Thames Valley Police](#). Environmental Weight Restrictions often have exceptions in place for loading

or local access meaning that some HGVs are permitted to use the road. It is worth noting that the blue 'unsuitable for HGVs' signage is advisory, not legally enforceable. A feasibility study is likely to be needed to establish if an intervention is needed and what solution is most appropriate. This study may look into traffic flows, road classifications and any evidence of damage, detrimental impact or injuries caused by collisions. Any studies are likely to require local funding. You should in the first instance reach out to your local parish / town council who may be able to assist discussing with the local businesses and communities potentially affected; identifying any suitable alternate routes for HGVs; and assessing the effect on traffic speeds. The parish / town council and local Buckinghamshire Councillor may be able to help with the creation of a business case and sourcing any local funding needed for the installation.

In the absence of any legal restrictions being in place, if you're able to identify the HGV operator it is worth contacting the company to alert them of your concerns (or doing this via your local parish / town council). We would not recommend stopping an HGV on the road as your safety and the safety of others is paramount, however you might be able to identify the company from branding on the vehicle or identifying their origin/destination. Their contact details should be available online, and many companies would want to be informed of issues and take resulting actions where possible (such as altering their routes).

Feedback helps us improve our services, so please tell us your views using this simple [Form](#)

Regards

Buckinghamshire Council

State changed to: Closed

The responsibility has been directed to the Parish Council and the resident has asked that we work with Bucks Council to resolve the problem.

We have previously tried to get the signage changed but were told it isn't possible without a Traffic Regulation Order, a very expensive process.