



## **Clerk's Planning Report**

### **2nd February 2026**

#### **Planning History**

#### **Decisions**

1. Response received from Buckinghamshire Council concerning Bradmoor Farm:  
"Bradmoor Farm is a site the Planning Enforcement Team are aware of. There are three planning applications in on the site at present which are attempting to regularise the site.:  
PL/25/4078/FA Erection of 3 log cabins to provide 6 holiday-lets in association with wedding venue (retrospective)  
PL/25/4079/FA Overflow car park (retrospective)  
PL/25/4080/FA Retention of 6 commercial units (Retrospective)  
I will make sure the planning officer is aware that the current use of the residential units may not restricted to the wedding use and ask that the EV points and landscaping corns are considered.  
The enforcement case has been closed as there are planning applications in that if granted will resolve the issues and if not further investigation will take place"
2. PL/25/3540/FA Response received: Buckinghamshire Council has permitted the change of use from residential institution with housekeeper's accommodation (use class C2) to house in multiple occupation (a sui generis use) with separate two bedroom apartment.
3. PL/25/6373/KA T1 Maple- 20% (2.5m) crown reduction, re-balance, and cut back from garage, T2 Maple- 20-30% (1.5m) reduction, re-balance, and cut back from property, T3 Holly – Fell. 8 Townside, Haddenham, Buckinghamshire, HP17 8BG.  
Buckinghamshire Council – No Tree Preservation Order made work may be carried out.

#### **Tree work comments**

1. [PL/26/00331/KA](#) Re-reduce nine Yew trees to remove 1-2m's of regrowth (Haddenham Conservation Area).  
The Old Vicarage, 22 Church End, Haddenham, Buckinghamshire, HP17 8AE  
The Parish Council has no objection subject to the arboriculturalist's report.
2. [PL/26/00348/KA](#) Tree woks as shown on the plan/specification (Haddenham Conservation Area).  
White Hart Studio, 15-17 Churchway, Haddenham, Buckinghamshire, HP17 8AB  
The Parish Council has no objection. However, concerns have been raised that the application has been submitted from a neighbor in relation to the overhang of two trees that are not in their ownership. It is unclear whether this proposed work has been discussed or agreed with the trees' owner. It would be preferable for any works to be undertaken in coordination with the owner of the trees, as joint management would be more beneficial for the long-term health and appearance of the trees.  
Unilateral pruning from one side only may result in an unbalanced or visually incongruous outcome.

## **Enforcement**

The following have been reported to Bucks Council:

1. 12/01/26 - House of Spice: rooflights installed on front elevation of the roof. Planning permission was for rooflights on the rear elevation. An earlier application was refused with rooflights on the front elevation.  
This has been added to enforcement reference 25/00977/NAPP.
2. 15/01/26 - Bradmoor farm: failure to submit a soft landscaping scheme within the require timeframe
3. 15/01/26 - Bradmoor farm: cycle racks removed
4. 15/01/26 - Bradmoor Farm: EV charging point not installed
5. 15/01/26 - 9 Church End: Shed / outhouse constructed in rear garden with no planning permission.

## **Updates on Major Developments**

### **Airfield**

A meeting has been held with Lands Improvements Holdings where we discussed the location of the school and the 3G pitch. Lands Improvements Holdings proposed that the Parish Council will receive a financial contribution to ensure that the new football pitch can be incorporated into the existing site with minimal loss of established trees and hedges.

### **Aston Road**

Correspondence has been received to start the legal transfer of phase 3.

### **Land west of Churchway (Redrow)**

No updates, the phase 2 reserved matters is still to be determined.

### **Land East of Churchway (Greencore)**

Following the meeting with Greencore in January where the pedestrian access was discussed, an additional submission to Bucks Council has been drafted to raise the Parish Council's concerns about the Pedestrian and Cycling plan that was approved under the outline planning application and includes use of the island at the junction of Churchway and Stanbridge Road as the main pedestrian crossing point from the new development.

### **Dollicott (rear of Carwithen Close)**

At the recent meeting with Lands Improvement Holdings, it was confirmed that the strip of land to the north of the site will be laid out as a cycle / footpath connection to the east and west.

### **Land at Station Road**

No updates.

### **Lower Road**

No updates.

## **Project Updates**

### **New burial ground Aston Road**

The submission of the planning application has been delayed slightly whilst a soft-landscaping plan is agreed.

### **Aston Road Pavilion**

Nothing to update.

### **Village Hall Improvements**

The minutes of the meeting held on 16<sup>th</sup> January 2026 have been circulated (no decisions have been finalised concerning the final option for the refurbishment).

### **Future Haddenham**

No updates.

## **Speedwatch Report for January 2026**

During the week 12<sup>th</sup>-18<sup>th</sup> January, the Community Speedwatch group held 5 sessions, all of which were held in overcast weather: 2 of which were at the junction of Cricketers Way and Stanbridge Road; 2 on Aston Road; and 1 just before the Garden Centre on Stanbridge Road.

During the 5 sessions, the number of passing vehicles was 683, of which 50 were logged travelling over 35mph, with the fastest travelling at 48mph.

Noticeably: the total percentage of speeders on Stanbridge Road (both directions) was recorded at 7.5%, which is higher than the percentages of previous years; during 'rush hour' on the 15<sup>th</sup> January, the percentage of speeders was almost 10% with the fastest vehicle travelling at 48mph; the percentage of vehicles speeding on Aston Road was recorded to be 6% (this was with the MVAS sign located near the school).

The MVAS equipment was also deployed on Stanbridge Road (between the Garden Centre and Cricketers Way) recording both Northbound and Southbound flows of traffic between the 1<sup>st</sup> December and 9<sup>th</sup> December. Despite the sign alerting drivers they were within a 30mph zone, the data conveys that the speeding occurring along Stanbridge Road is excessive and dangerous – of the first 9 days in December, 14% of vehicles were logged over 35mph with the fastest recorded at 70mph.

This data highlights that Thames Valley Police should urgently consider deploying a speed camera on Stanbridge Road, especially during 'rush hour' morning and evening times so that offenders receive a stronger penalty than what is received using Community Speedwatch data. Thames Valley Police should also consider implementing a speed restriction on Stanbridge Road for the safety of residents and other road users.

During the remainder of December and January, the MVAS sign was positioned near St Marys School on Aston Road. The data highlights that speeds are lower during busy periods and that most speeding occurs during nighttime (between 10pm and 4am). The fastest speed recorded during December at this location was 50mph.

With the MVAS unit providing an exhaustive list of data, the Speedwatch Group intends to develop a high level report with useful graphical information to relevant stakeholders,

including Haddenham Parish Council, Buckinghamshire Council's planning and roads departments, Thames Valley Police, as well as local organisations and residents.

As usual, thanks are due to our band of volunteers for keeping a visible presence in the village, especially in the wintry weather!

### **Correspondence**

1. To note the Development Management Team Leader's response regarding the implantation of Buckinghamshire Council's Parking Policy.
2. Planning Officer's response regarding parking at Stonehill House.