



Clerk's Planning Report

23rd February 2026

Planning History

Decisions

1. [PL/25/6182/FA](#) Ground floor porch extension beneath existing roof.
4 Wykeham Gate, Haddenham, Buckinghamshire, HP17 8DF
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.
2. [PL/25/5203/FA](#) Part two storey, part single storey extension, rear dormer, alterations to front dormer, extend drive, other associated alterations.
1 Wyre Close, Haddenham, Buckinghamshire, HP17 8AU
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.
3. [PL/25/6669/FA](#) Single storey rear extension.
24 Maslin Elms, Haddenham, Buckinghamshire, HP17 8FT
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

Tree work comments

1. [PL/26/00674/KA](#) Tree works as shown on the site plan.
(Haddenham Conservation Area) 13 Churchway, Haddenham, Buckinghamshire, HP17 8AB
2. [PL/26/00821/KA](#) Reduce height hedge by 4 metres to bring hedge down to 4-5 metres in height and side pruning on north side to limit spread of branches to increase light x 1 Cypress Leylandi hedge and reduce crown spread by 1-2 metres and prune lower branches to a more compact shape x 1 Apple tree.
11 Rudds Lane, Haddenham, Buckinghamshire, HP17 8JP
The Parish Council has no objection subject to the arboriculturalist's report.

Enforcement

The following have been reported to Bucks Council with no updates to report:

1. 13/11/25 - Post Office 165-167 Churchway: New illuminated signs installed without planning permission
2. 13/11/25 – 7 Woodways: unauthorised change of use for car sales business
3. 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. Ref: 25/00977/NAPP

Update received in relation to the mobile homes in the rear garden of the property of the Rose and Thistle Pub - NC/22/00047/COU Feb & April 2022

“This case is currently closed, as we were aware of the pending application. As it has permission to be converted and is for sale, there doesn't appear to be a breach of planning control occurring with the mobile homes still being in use at the moment.

Whilst there is a permission to convert the property, and works are either ongoing or have the potential to start/commence, then we are unable to take action against or require the owners to remove the mobile homes.”

Updates on Local Plan for Buckinghamshire.

[Letter from Matthew Pennycook MP](#) (Minister of State for Housing and Planning) to Councillor Steve Broadbent (leader of Bucks Council) requested Buckinghamshire Council publish “a revised Local Development Scheme by 11 March 2026 which includes the following specific milestones: • Regulation 19 consultation to commence by no later than 23 July 2026; • Submission of the plan for examination should be no later than 31 December 2026”.

Soon after, Buckinghamshire Council entered the next stage of plan-making, which is an informal sites engagement exercise from February to March 2026 (regulation 18 stage of plan making). Bucks Council stated it is committed to publishing the final draft (regulation 19) local plan at the end of July for a consultation period extending into early September.

Updates on Major Developments

Airfield

Following complaints from residents about the limited parking availability on Tibbs Road, Ian Sharp (Team Leader, Directorate for Planning, Growth, Sustainability, Buckinghamshire Council) contacted Cllr. Maru Mormina “The waiting restrictions were secured as a contribution in the S106 agreement for the land North of Pegasus way site’s planning approval. The Transport Strategy Team collect the monies from the developer at a pre-determined trigger point, once the monies are received they pass it on to another team to action.

This process is separate to the S38 agreement, which I am administering. My involvement began, because a Highway Authority cannot put down waiting restrictions on a private (unadopted) road unless they get agreement from the developer. I requested this approval from Cala Homes a number of times over a couple of years, finally gaining their approval on the 22/12/25. I immediately informed Jonathan Fuller of the Transport Strategy Team about this approval, who passed this on to Julie Rushton, Head of Parking on the 23/1/26, I attach relevant emails.

From my perspective I have done all that I can now, and it appears that, if Ian Thomas is not aware of it, either Julie has not passed the email on, or Ian has not yet read it.”

Aston Road (Dandara)

An on-site meeting is scheduled for 24th February to inspect the phase 3 open spaces prior to adoption, and confirm the maintenance required to bring the new cricket pitch up to standard. There will also be a discussion about the replacement of dead trees on the whole site. The PC has offered to take responsibility for the ongoing maintenance if Dandara funds the replacement trees and their planting.

Land west of Churchway (Redrow)

Submission of Reserved Matters including details of landscaping, appearance, scale and layout for the erection of 120 dwellings, including parking, hard/soft landscaping and the inclusion of a substation pursuant to planning permission 24/00041/VRC (Variation of condition 14 (Off-site highway works) 23 (Bridleway upgrade) relating to application 17/02280/AOP (Outline application with access to be considered and all other matters reserved for the erection of 273 dwellings with access, parking, amenity space, landscaping, drainage works and play area) (AMENDED PLANS AND ADDITIONAL INFORMATION)

Land East of Churchway (Greencore)

Response received from Highways (Matthew Raven, Senior Highways Development Management Officer):

The off-site works shown in the Proposed Pedestrian and Cycle Connectivity Plan formed part of the Outline Planning Permission (23/00311/AOP) and were considered by the Planning Inspector during the appeal. Although I note that the Parish Council did not have sight of this plan when preparing its original comments, the pedestrian connection at this point now forms part of the approved outline application, and the principle of a crossing in this location has already been accepted at appeal. At the Reserved Matters Stage, the Highway Authority can only comment on the internal layout inside the red edge of the site.

Most of the issues you have raised relate to the detailed design of the pedestrian connection and off-site works. The principle and approximate location of the access were established at the outline stage and confirmed at appeal. However, the exact alignment, crossing design, visibility arrangements, treatment of the verge and ditch, island design, and associated bus stop positioning will all be fully assessed at the forthcoming detailed design stage as part of the technical approval and the required Road Safety Audits (GG119) will need to be undertaken at this stage.

Any matters identified through the detailed design process or the safety audits will need to be addressed by the applicant and agreed with the Highway Authority before any construction can proceed. This stage allows refinement of the arrangement to ensure the safest and most appropriate solution is delivered.

Dollicott (rear of Carwithen Close)

No updates.

Land at Station Road

No updates.

Lower Road

The Chilterns Haddenham Management Company Limited contacted Rectory Homes Ltd concerning the drainage strategy for the development at Land South of Lower Road. Within the planning documents, it states that the new development intends to discharge surface water into the same watercourse used by the existing Brook Meadow and Mead Furlong

network, and that a new connection into this system “will be allowable”. Chilterns Haddenham Management Company Ltd requested clarification on the following points: **“Impact on the existing drainage network**, which was designed for a specific capacity; **Liability for any damage**, to our drainage infrastructure during construction works. We require confirmation that Rectory Homes Ltd will take full responsibility for repairs should any part of the system be affected; **Long-term management implications**, particularly if additional flows increase maintenance needs or risk. If the cost is shared with the new development(s), it is written into their deeds to ensure they comply.” They further stated they “would appreciate written assurance addressing these concerns before any agreement is considered”.

Project Updates

New burial ground Aston Road

A new planning officer from Cemetery Design Services (CDS) has contacted the Clerk and asked for background information relating to the planning permission and design of the new burial ground. He is picking up work from colleagues who have left the company. The questions asked have raised serious concerns about the way in which CDS have managed the project and recent lack of progress. The Clerk has asked for a face to face meeting, which has received no response to date. Consideration may need to be given to changing the consultants for this project if no progress is made soon.

Aston Road Pavilion

An informative meeting was held with the England and Wales Cricket Board Facilities Planning Manager to discuss the new and existing cricket facilities in Haddenham and plans for future use and growth. Once the tender process is complete it will be clear if financial support is needed from ECB, however this would require some additional work by Haddenham Cricket Club to justify the investment in the club.

The tender for the pavilion construction was published on Find a Tender on 18th February 2026. The timetable for the project has been set as follows:

- Pre-Qualification Questionnaire returns: by 11 March 2026
- Invitation to Tender returns: by 15 April 2026
- Award of contract: 04 June 2026, subject to approval by HPC and to the statutory standstill period.
- Construction start date: 06 July 2026
- Completion date: 04 April 2027

Banks Cottage Extension

The tender for the extension to the cottage was published on Find a Tender on 18th February 2026. The timetable for the project has been set as follows:

- Pre-Qualification Questionnaire returns: by 11 March 2026
- Invitation to Tender returns: by 08 April 2026
- Award of contract: 07 May 2026, subject to approval by both HPC and HDC as well as being subject to the statutory standstill period.
- Construction start date: 04 June 2026

- Completion date: 28 January 2027

A meeting has been held with Dr. Patel to progress with the terms of the agreement for the funding and management of the project. The Parish Council is funding the cost of the building and the dental practice the fixtures and fittings, which they are responsible for under the terms of their lease

The Clerk has received VAT advice which confirms that the Parish Council can reclaim the VAT on the construction work, but not on the fitting out of the surgery as the parish council is not responsible for their ongoing maintenance. The dental practice will therefore be invoiced for their portion of the cost including the VAT.

Village Hall Improvements

The Village Hall Management Committee have submitted a long list of questions about the project, many are unanswerable at this stage as they relate to costs or details that will become clearer at a later date. Having made decisions on the basis on which to move forward with the project several months ago, these questions revisit those decisions already made. To move the project forward there needs to be a clear agreement on the option being progressed and the reasoning for it.

Future Haddenham

The recent issuing of documents for the Local Plan for Bucks will have significant implications for a new neighbourhood plan. The documents are being reviewed to inform decisions about progression with a new neighbourhood plan.

Survey of Haddenham Stream

Stephen Gibson (Wilsham Consulting Ltd) charges an initial £500 setup/insurance fixed costs, then his rate is £140 per hour. All plus VAT. Eg 10 hours would be £1900. In previous emails, he stated that it "is suitable/common for a Parish to set aside say £5000 for initial strategy work. I would guess that the CCTV survey could easily cost £15,000, which is considerable, yet minimal against the costs to residents of flooding."

For full email correspondence, please see email sent out.

Correspondence

1. Update from Bucks Council concerning the proposed new Thame Road crossing point: "As you know, consultation was completed before Christmas for the raised crossing and TRO changes. In summary we received the following responses, overall, very positive [84.48% support of signalled crossing, 70.69% support of shared use paths, 86.21% support of traffic regulation order amendments]. We will finalise the leader report in due course. The design is pretty much as consulted still [see slides], but I want to progress the design to a more detailed stage and cost confidence before taking a leader decision. In the meantime, we are wrapping up the preliminary design phase, with the focus on the drainage aspects currently. As recently we have needed to do some drainage investigation works along Thame Road to ascertain and identify the best solution for the raised crossing and footway without exacerbating current drainage issues. We expect to

conclude this element next week. After which we'll finalise the design scope with Atkins Realis for the detailed design during the spring months. The plan is still to deliver the crossing works during the summer months subject to budget."