



## **Clerk's Planning Report**

### **16<sup>th</sup> March 2026**

#### **Planning History**

#### **Decisions**

1. [PL/26/00348/KA](#) Tree works as show on the plan/specification (Haddenham Conservation Area)  
White Hart Studio, 15-17 Churchway, Haddenham, Buckinghamshire, HP17 8AB  
**No tree observation order, works may be carried out.**
2. [PL/25/5498/KA](#) Installation of photovoltaic panels.  
Wheatclose Cottage, Mill Lane, Haddenham, Buckinghamshire, OX9 3RZ  
**Buckinghamshire Council as local planning authority, HEREBY GRANTS LISTED BUILDING CONSENT.**
3. [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  
**No tree preservation order, works may be carried out.**
4. [PL/25/5548/FA](#) Installation of photovoltaic panels.  
Wheatclose Cottage, Mill Lane, Haddenham, Buckinghamshire, OX9 3RZ  
**Buckinghamshire Council as local planning authority, HEREBY PERMITS.**

#### **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.  
This has been added to enforcement ref: 25/00977/NAPP
4. [EN/26/00061/OPHH](#) 9 Church End: Alleged construction of an outbuilding in the rear garden without planning permission. Reported 15/01/26 and an enforcement case was opened 11/03/26.

## **Updates on Major Developments**

### **Airfield**

No updates.

### **Aston Road (Dandara)**

Spring maintenance work has been started on site and photographs of Cricket pitch maintenance work undertaken by Dandara's contractor have been shared with the Parish Council.

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

A planning surgery has been booked for 16<sup>th</sup> March 2026. A verbal update will be given at the committee meeting.

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

An amendment to the planning application has been submitted and comments are being considered at this evening's meeting.

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

Land Improvement Holdings have submitted a comment to the consultation on the amended plans for phase 2 of the Land West of Churchway. The amended plans have removed the connection to the pedestrian path that has been conditioned in the approval of this application.

### **Land at Station Road**

No update.

### **Lower Road**

No update.

## **Project Updates**

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

Progress continues to be slow, we are currently waiting to get a copy of the officers report for the reserved matters planning application for the Aston Road development as it isn't available online, the request was submitted on 20<sup>th</sup> February 2026 and the initial response was that the officer who wrote the report has since left and they are trying to find it!

### **Aston Road Pavilion**

The pre-qualification period has now closed and the assessment of applicants is underway to select those contractors suitable to take forward to the full tender process.

### **Banks Cottage Extension**

The pre-qualification period has now closed and the assessment of applicants is underway to select those contractors suitable to take forward to the full tender process.

## **Village Hall Improvements**

This has hit an impasse at present and other priorities have not allowed the time to address the blockages to moving forward.

## **Future Haddenham**

The Clerk and Cllr Truesdale met with the Neighbourhood Plan team from Bucks Council to discuss the implications the recent publication of the New and Extended Settlement Study (NESS) for the Local Plan for Bucks will have on the Parish Council's decision to take the scenario planning work carried out at the end of 2025 forward to a new neighbourhood plan based on scenario 3 'maximising railway links'. It is clear that the strategic growth proposed in the NESS is beyond what can be covered in a neighbourhood plan.

Their advice was as follows:

- 1) Make sure we comment on the current consultation and raise as many issues as possible using our current knowledge.
- 2) Make sure we submit the same to the Reg 19 consultation so we get involved in the process.
- 3) Keep an eye on the appeal at Buckingham which is a key test of §14 holding up for a new neighbourhood plan, in light of recent decisions elsewhere.
- 4) It could be worth progressing to a neighbourhood plan without any housing allocation, or just a small site allocated. We would need to allocate something to trigger §14
- 5) We could use the plan to:
  - a) Emphasise design, housing mix (see work done on Wycombe local plan for good example of documentation)
  - b) Implement Streetscape projects
  - c) Protect the conservation area with reference to the recent update that includes a management plan for the conservation area.
  - d) Increase the Community Infrastructure Levy (CIL) contribution paid to the Parish Council to 25% from 15%
  - e) Set green & blue corridors through a Settlement Spatial Plan

The Parish Council will need to consider the benefits of proceeding with the neighbourhood plan as the policy framework in which it will sit is now significantly changed.

## **Speedwatch Report for February 2026**

During last week (9<sup>th</sup>-15<sup>th</sup> February), we planned 5 sessions – but due to adverse weather (cancellations) and some technical issues, we only uploaded data for 2 sessions.

The weather was overcast for those sessions and our volunteers logged a total of **27 vehicles travelling over 35mph, fastest was 54mph.**

**Total passing vehicles counted during the 2 sessions was 350 vehicles.**

**The percentage of speeders on Stanbridge Road / Garden Centre, going South** during the session on 09/02 is calculated at **13%.**

**The percentage of vehicles speeding on Pegasus Way Road** during the session on 11/02 is much lower, at **1%.**

As previously advised, the MVAS equipment has been deployed on Aston Road, but data download is incomplete due to a software issues with the MVAS unit. The supplier has been contacted and they are working to rectify the issue.

We have been assisting Stone and Bishopstone to train their Community Speedwatch Volunteers, so that they can successfully deploy the Speedwatch Camera in their village hot spots. Ian at Haddenham PC is managing the bookings for the equipment, to ensure the planned sessions run smoothly.

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

We also received an update from Thames Valley Police that they had attended Stanbridge Road to conduct speed enforcement following complaints of speeding in the area. Within 30 minutes, 3 drivers were caught driving at 40mph within the 30mph zone.

### **Correspondence**

1. The Parish Council was copied on an email sent by a resident to Buckinghamshire Council concerning new Local Plan. Concerns were raised about the format of the survey, housing number targets, failure to serve communities, use of greenfield sites and flood risks.
2. A copy of the comment submitted the planning officer by Land Improvement Holdings regarding the removal of the footpath link on the phase 2 site plan for land west of Churchway.