HADDENHAM
Parish Council

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Clerk's Planning Report
19th October 2026

Tree Work Applications

- PL/26/07321/TP Removal of two leaders growing out from central stem by up to 1.5m of T3 (Cotoneaster) growing out of form, works to bring back to a suitable form and improve visual amenity.
  Eight Bells House, 10 Church End, Haddenham, Buckinghamshire, HP17 8AH
  The Parish Council has no objection subject to the arboriculturist's report.

- PL/26/07444/KA Section fell to 2.5m as per client request as dominating area x 2 Cypress and reduce all round by removing up to 2 m apical and lateral growth as becoming large and dominant x group of Birch.
  Townsend Community Garden, Townsend, Haddenham, Buckinghamshire

Decisions

- PL/26/03684/FA Erection of single storey attached garage with pitched roof to side of existing dwelling for domestic parking and storage using materials to match the existing dwelling for domestic parking and storage using materials to match the existing property.
  14 Rudds Lane, Haddenham, Buckinghamshire, HP17 8JP
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/04415/FA Repair and refurbishment of the existing decked car parking, installation of a lighting scheme, installation of below ground surface water drainage and associated refurbishment works to the wider car park.
  Haddenham & Thame Parkway Rail Station Car Park, Thame Road, Haddenham, Buckinghamshire
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/03796/FA Stand alone bin store for organic waste from the churchyard.
  St Marys Church, Church End, Haddenham, Buckinghamshire, HP17 8EJ
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/06654/FA Partial conversion of existing garage to form a home office, including replacement of a garage door with roller door, together with replacement of existing French doors and front door.
  4 Fairchild End, Haddenham, Buckinghamshire, HP17 8DW
  Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/06538/FA Erection of an external staircase and alterations to windows and opening of existing annexe building and erection of a single-storey flat-roofed linking structure between the annexe and existing garage.

Long Honey, Church End, Haddenham, Buckinghamshire, HP17 8AE
Buckinghamshire Council as Local Planning Authority, HEREBY PERMITS.

- PL/26/07321/TP Removal of two leaders growing out from central stem by up to 1.5m of T3 (Cotoneaster) growing out of form, works to bring back to a suitable form and improve visual amenity.
  Eight Bells House, 10 Church End, Haddenham, Buckinghamshire, HP17 8AH
  Buckinghamshire Council – no tree preservation order to be made, work may be carried out.

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. Garden room at 127 Thame Road – 04/06/2026 planning permission now given.

4. Black Barn Farm NC/23/00182/COU (NC/23/00182/EN2) – Planning Inspectorate have decided that the appeal will be now be determined on the basis of inquiry. The inquiry will start at 10:00 on 24th November 2026.

Updates on Major Developments

Airfield (Cala Homes)

The phase 2 transfer of public open space is not yet complete.

Cllr Mormina has been chasing Officers at Bucks Council for an update on the implementation of the double yellow lines on Tibbs Road. The response was not very informative, as they are working on details that need to be confirmed before the work can be scheduled (see correspondence), however they anticipate being able to share a date for the work to be scheduled soon.

Airfield (LIH Northern Area) - 25/02417/AOP

No updates.

Aston Road (Dandara)

The phase 3 land (burial ground and public open space surrounding the cricket pitch) is now complete and our maintenance team have carried out an initial tidy up, there has been a lot of debris cleared. We are witing for Dandara to relocate the heras fencing to protect the cricket pitch which they remain responsible for maintaining. The Clerk and Facilities Manager attended an onsite meeting to discuss the cricket pitch, unfortunately the only people who arrived were from the cricket club, no one from Dandara, ECB or Agripower turned up so the meeting is being rescheduled. The cricket pitch has had some winter maintenance however there are still clear drainage channels on the outfield that will cause issues, and the water supply to the square has very low pressure, suggesting an issue with the supply pipe.

The Clerk has chased the final work to Aston Road footway, this being the seeding of the grass verge and installation of lit bollards. The path is on 1 year maintenance with Bucks Council requesting this work is carried out. There has been some discussion about a lack of electrical supply to the bollards so it is proposed that solar bollards are used instead.

Land west of Churchway (Redrow)
No updates

Land East of Churchway (Greencore)
Greencore notified the Parish Council that their amended plans have been submitted to Bucks Council and arranged a meeting to run through the changes, which was attended by Cllr Smith and the Clerk. The main changes are to the site layout, SUDs and materials, and are the result of a long negotiation with Bucks Council, and although not entirely happy a reasonable compromise has been reached. They are more optimistic that a decision can be issued before the end of November. The Photobox document has also been updated to allow better visualization of what the site might look like. One concern arising during the discussion was that Greencore are currently planning to pass all the future site maintenance to a management company, not to the Parish Council. The Clerk requested that this is reconsidered as the Parish Council is keen to adopt and maintain the public open space, and in particular the play area which would be well used by the wider public due to its location close to Green Lane, and very expensive to replace.

Dollicott (rear of Carwithen Close)
No updates.

Land at Station Road - 25/02006/AOP
No updates

Lower Road
Rectory Homes have started work on digging archaeological trenches on the site.

Stanbridge Road East (north)
No updates

Project Updates

New burial ground Aston Road
At the last Full Council meeting it was agreed to appoint a new landscape architect, Anne Jennings of Park Studio. Since then we have held a site meeting with Anne to discuss the layout, and forwarded the technical information we have to her. A contract for the initial work has been signed. A letter has been sent to CDS to cease work with them, outlining the reasons why.

Aston Road Pavilion
The first four weekly meeting was brought forward to 16th October due to staff holidays and was attended by Cllr Truesdale and the Clerk. Work is progressing well and to schedule, with the foundations in, and no issues to date. The first valuation will be carried out as scheduled on 23rd October and the next update meeting will be held on 20th November.

Banks Cottage Extension
PCMS have provided a report on possible options to divide the project into build and fit-out for the two parties to be responsible for procurement of their own part of the project. This is not

straight forward and time constraints in the PC office have not allowed for a review of the report as yet.

Village Hall Improvements
PCMS have produced plans for improvements to the Walter Rose Room, separating this part of the project from the Main Hall in order to progress the project. A working group meeting was held on 16th October, which was positive, with some amendments requested which will be forwarded to PCMS to provide a view and update the plans if it is sensible to do so. The balance of S106 to fund this project will depend on the Aston Road pavilion final cost, as it is hoped the contingency requested for that project won't be needed and can be reallocated to the village hall, which will be known in June 2027. In the mean time plans can be prepared as a planning application will be required for the external work.

Future Haddenham
This project is on hold.

Streetscapes
A meeting has been scheduled for 20th October to review the PJA proposal for phase 1, funding having been approved at full Council.

Speedwatch Report

Sentinel speed camera
Thanks to the unseasonably warm and sunny weather last week (w/c 28th September), our volunteers completed 2 sessions (both on Stanbridge Road, outside of the Garden Centre).

A Total of 36 vehicles were logged travelling over 35mph in a 30 mph zone (out of 416 passing) an average of 8.7%.

The speedwatch system shows that:

The session on Thursday 1st October (8:00am - 9:30am) captured 27 vehicles out of a total 259 passing (10%), fastest travelling at 54 mph, despite the volume of traffic.

The session on Sunday, 4th October (1:00pm - 2.00pm) captured 9 vehicles out of 157 passing (5%), fastest travelling at 43mph (having just overtaken another vehicle travelling within the speed limit)

Also on Sunday 4th October, Thames Valley Police carried out a short speed check on Pegasus Way - 22 vehicles were logged travelling at over 30mph (of which 10 were travelling over 36mph - 21%) and have recommended that this road has a SID (Speed Indicator Device) installed.

Thanks once again to our group of volunteers, who continue support the Haddenham Speedwatch programme.

MVAS Report:
In summary, for Stanbridge Road northbound traffic:-

1. For the 30 days the MVAS was in situ, it recorded 69,404 vehicles with an average speed of 29.74mph. Around 20% were speeding at an average speed of over 39mph and a maximum speed of 75mph.

2. Average vehicles recorded is over 50 vehicles/hr for over 16 hours a day (6.30am-22.30), and over 100 vehicles an hour for over 13 hours (7.00-20.30), peaking at almost 400 vehicles per hour at 17.30.

3. Average speeds are slower during busy periods whilst, on average, most people seem to speed at night (23.30-7.30)

4. Quantity of vehicles in different speed bands:
   19, 232 at over 35mph, plus 10,117 over 40mph, plus 3,065 over 45 mph, plus 711 over 50mph, plus 160 over 55mph, plus 35 over 60mph, plus 10 over 65mph, plus 1 over 70mph, plus 1 at 75mph – altogether 33,332 speeders in 26 days (this excludes the 21,360 doing between 30-35mph)

5. Overall, from memory, I have the impression that this worse than last month, when I said it was worse than ever and a good argument for some heavyweight traffic calming and/or fixed camera.

There is a lot of data in these reports, so the highlights may miss important things.

Thame Valley Police Speed monitoring data
04/10/26 Pegasus Way, Haddenham at 1500 hours:

26 x 30mph
12 x 31-34mph
6 x 35-37mph
4 x 38-40mph.

Correspondence

- Redrow Footpath – HaddSWAG have written to the Secretary of State for Transport requesting that there is no further extension to the closure of the public right of way that has been diverted around the construction site. The footpath closure is due to expire. Redrow have responded to say they intend to request the closure is extended for health and safety reasons and a not willing to discuss any further. The Rights of Way Officer at Bucks Council is looking into this. (the long email exchange has been circulated)
- Two residents have written to the Parish council concerned about two recent car crashes at the junction of Woodways, Lower Road and Stanbridge Road, asking what safety improvements are being planned. The Clerk has provided information about developer funded improvements to implement Streetscapes traffic calming, however this will be some time away from happening. Bucks Councillors have been copied in the correspondence.
- Cllr Smith (as a Bucks Cllr) has written to Senior Planning officers regarding the Greencore application on land at Churchway, reiterating the community support for this application. He has, unusually, requested this application is called in if the officer is minded to refuse it.