

Land West of Churchway, Haddenham:

**Application 17/02280/AOP by Astonhill Land Ltd for
“Outline application with access to be considered and all other matters reserved for the
erection of 285 dwellings with access, parking, amenity space, landscaping, drainage
works and play area”.**

Haddenham Village Society Response to AVDC

Introduction

1. Haddenham Village Society, founded in 1965, seeks to preserve and enhance our village. Membership represents over 300 households in the village, approximately 20% of the current village population.
2. The Society accepts that Haddenham has to take its fair share of additional houses, but considers that every effort must be made not to sacrifice the village heritage or the traditional village ethos and community spirit which make Haddenham such a pleasant place in which to live.

Surface Water Management

3. Dwellings on Rosemary Lane and Rudds Lane, adjacent to the South East boundary of the site, are on land at a lower level than the site. Residents of these dwellings are understandably concerned about the possible run off of surface water from the site. The assessment of the ability of the proposed facilities to cope with surface water under extreme conditions, taking account of the possible impact of climate change, needs to be rigorous, with efforts made to inform and reassure local residents.

Pedestrian and Cycle Routes

4. The outline plans as submitted show no pedestrian/cycle link to the Cala Homes development off Dollicott; this could readily be achieved along the South West boundary of the site, and the plans should be amended to show this.
5. The plans show “New pedestrian and cycleway to Airfield Site and Haddenham train station”. The Parish Council needs to negotiate with the other land owners concerned to establish the feasibility of this route. The Society considers provision of this route to be an essential sustainability requirement, and AVDC should not approve this application until the feasibility of this route has been confirmed.

Paddock Area at 14 Townsend

6. The area HAD007, designated in the draft Vale of Aylesbury Local Plan (VALP) Housing and Economic Development Land Availability Assessment (HELAA) Report v4 (January 2017) as part suitable for development, includes a paddock area owned by 14 Townsend and the subject of a separate planning application 17/02126/APP which the Society has strongly recommended should be refused.

7. The roads shown in this outline planning application (17/02280/AOP) should be extended into the paddock area so that the whole of the site can be developed as a coordinated entity with vehicular access via Churchway only.

Traffic Management

8. The Society is concerned that a significant proportion of vehicular traffic exiting the site will turn right into Churchway and use Rudds Lane, Townsend Green and Dollicott as a route to the station and to other parts of the village. This would increase traffic through the difficult and dangerous junctions between Churchway and Rudds Lane and between Dollicott and Tacks Lane/Thame Road, as well as being to the detriment of the Conservation Area.

9. The Society believes that approval of this development should be subject to a comprehensive Traffic Assessment of the whole village, with measures to be proposed to restrict traffic through the Conservation Areas.

Pedestrian Safety

10. Churchway, between the junction with Rudds Lane and Stanbridge Road in the South and with the A418 Aylesbury Road at King's Cross in the North, is a busy road with traffic that includes buses and heavy vehicles, and which will become even busier as additional houses are built around the village.

11. For the safety of pedestrians walking between the site and the Post Office and other village facilities, it is essential that a footpath be provided alongside Churchway between the site entrance and the junction with Rudds Lane/Stanbridge Road.

Style of Buildings

12. The Society is pleased to note that the Design and Access Statement includes illustrations of a variety of dwelling styles within the Haddenham Conservation Areas.

13. The Society would be pleased to discuss proposed designs and layouts with the developer before he submits his detailed design proposals.

Conclusion

14. Haddenham Village Society requests Aylesbury Vale District Council to take full account of the comments and reservations above before approving this application.

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