

14 Townsend HP17 8JW:

Application 17/02126/APP by Credo Oak Ltd for “Alteration and demolition of existing buildings, and erection of five detached dwellings with access, parking and amenity space”

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.

Vehicular Access

3. The paddock area of the site at 14 Townsend is included in site 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. An outline planning application (17/02280/AOP) has been submitted by Astonhill Land Ltd for the remainder of the site, showing vehicular access from Churchway.
4. It is noted that a roadway in the Astonhill Land Ltd proposal terminates adjacent to the paddock. The Society has proposed that the roadway be extended into the paddock area to allow a coordinated development for the whole site, with vehicular access via Churchway only.
5. The proposed exit onto Townsend Green, close to a blind bend and onto a narrow section of road with no pavement, is considered to be a major hazard. Additionally, large delivery vehicles manoeuvring into the narrow entrance would cause damage to the village green and, having to pass very close to the walls of 14 and 14A Townsend, would be very likely to cause damage to the wychert buildings with their limited foundations.
6. The position of the parking spaces allocated to 14 and 14A Townsend is some distance from the front doors of these buildings and is likely to lead to additional parking opposite the site entrance, adding to the hazard.

Pedestrian and Cycle Access

7. The Society would welcome pedestrian and cycle access from HAD007 to Townsend Green to link up with other walkways around the village, but considers that this would be best achieved via the Cala Homes development on Dollicott.

Conservation Area Impact

8. General Policy GP52 of the Aylesbury Vale District Local Plan (AVDLP) states that, for new development in Conservation Areas:

“Development should preserve or enhance the special characteristics of Conservation Areas. Where harm would be caused to their character or appearance, setting, or any views of (or from) the Conservation Area, development will not be permitted”.

9. The Society considers that, as set out below, harm would be caused to views from Townsend Green and to the setting of adjacent Listed Buildings, and that the application should be rejected on these grounds.

10. The Society considers that the size and style of the proposed five new houses is inappropriate in this area and would adversely affect views from Townsend Green and would be obtrusive from neighbouring properties on Townsend Green and in Roundhill View.

11. The Haddenham Conservation Area Character Appraisal notes that “Views within Townsend are contained by buildings”. The construction of a new roadway directly onto the Green would alter this characteristic and detract from the setting of the two adjacent Grade 2 Listed Buildings (*The Thatched Cottage* at 13 Townsend and *Berry Cottage* at 15 Townsend).

Village Heritage

12. The application proposes to demolish part of an original wychert building previously used, as noted in Volumes 3 and 13 of *The Haddenham Chronicles*, as a carpenter’s shop and blacksmith’s shop. This is an attractive building, the end wall of which is described in the Haddenham Conservation Area Character Appraisal as a “strong building line providing enclosure”. The Society strongly opposes this loss of village heritage.

Summary

13. In summary, this development would:

- a. Create a major traffic hazard (para 5)
- b. Risk damage to the village green (para 5)
- c. Threaten two wychert buildings (para 5)
- d. Cause parking issues (para 6)
- e. Violate General Policy GP52 of the Aylesbury Vale District Local Plan (AVDLP) concerning Conservation Areas (paras 8-11)
- f. Destroy part of a historic building (para 12).

Conclusion

14. For the reasons set out above, Haddenham Village Society strongly urges Aylesbury Vale District Council to refuse this application.

Graham Tyack

Secretary Haddenham Village Society

Tel: 01844 291629 Email: gtyack@talktalk.net