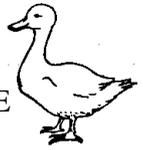


# HADDENHAM PARISH COUNCIL

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Clerk to the Parish Council: Mrs Sue Gilbert

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28<sup>th</sup> March 2018

## **TOWN & COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78**

Site Address: Land at Churchway, Haddenham

Proposal: Outline planning application with access to be considered and all other matters reserved for a residential development of up to 72 dwellings, open space, landscaping, drainage features and associated infrastructure.

Appeal by: Richborough Estates Ltd

Application Ref: 17/01225/AOP

Appeal Ref: 17/00103/REF

Planning Inspectorate Ref: APP/J0405/W/17/3188468

### **Representation by Haddenham Parish Council**

Haddenham Parish Council requests that the appeal be dismissed and planning permission refused for the following reasons:

1. The Draft Vale of Aylesbury Local Plan (VALP) has been submitted to the Planning Inspectorate for examination in public, and is therefore gaining weight. Under the Plan Haddenham is identified as a "strategic settlement" taking 50% growth. This represents about 1000 homes on sites identified in the May 2016 Housing & Economic Land Availability Assessment (HELAA). The appeal site is not an allocated site, and indeed was explicitly not supported for development in the HELAA. This planning application should be treated as hostile development.
2. The critical determining factor nationally in appeals in over recent months has been the presence or absence of a 5 year housing land supply. AVDC is able to demonstrate a 5 year supply, and over recent months a series of hostile applications have been dismissed at appeal.
3. The current situation in Haddenham is that some 800 homes have been approved in outline or in full, all during the last three years. Only one of the HELAA allocated sites has yet to be approved (HELAA reference HAD007 also at Churchway), and here too an application for outline planning permission for 239 homes has been submitted to AVDC, with a decision awaited. Therefore the 50% "strategic settlement" growth will happen not in a gradual phased manner over the plan period until 2033, but all within the next 3-5 years. This is after a 30 year period (1981-2011) during which the population has remained largely static, standing currently at about 4500 people in some 2000 homes. Sustainability is the key concept in Planning. This community is being expected to absorb over 1000 additional households in a short period of time during which there has been no significant additional infrastructure with the exception of sports provision funded through developer contribution. Accommodating this level of growth is going to be an exceptional challenge for the sustainability of this community, a village which critically lacks basic amenities

including shops (with no traditional high street or market square) and secondary school, resulting in a large number of daily vehicle trips out of the village on what is essentially a rural highway network. Enough is enough. This hostile and unwanted application should be dismissed and planning permission refused.

Yours faithfully

A handwritten signature in black ink that reads "Sue Gilbert". The signature is written in a cursive, flowing style.

Ms. Sue Gilbert  
Clerk to Haddenham Parish Council