Land West of Churchway - Application for approval of Reserved Matters

Update to RLAG Members ahead of Strategic Planning Committee meeting (3/8/22)

A summary of the main points & issues outstanding:

1. Pedestrian & Cycling Connectivity

It is still not confirmed when, or how, the cycle path / pedestrian route through the Business Park and beyond to Pegasus way and the station will be made available. It is likely that this will now not be available until Redrow submits the phase 2 reserved matters application. If phase 1 is approved tomorrow, this is thought to be within 2 to 4 weeks.

There is no proposed solution for the footpath linking to Platers Rd, a non-adopted highway. This has still not been addressed by BCC.

The new footpath access to Churchway will run alongside & very close to an increasingly busy road. We are requesting that the speed limit on Churchway should be reviewed in conjunction with the Haddenham Streetscape plans as well as including the one way proposal for Rosemary Lane.

The new bridleway/cycleway connecting with Rosemary Lane will currently be the only access route until Phase 2 is built and against oncoming traffic if the proposed road direction is introduced.

It is proposed that the existing footpath is upgraded to a 3m wide bridleway yet the northern part reduces to 1m as the path continues towards the A418 and narrows to less than 3m onto Rosemary Lane.

2. Increased Traffic

It is expected that there will be an increase in all types of traffic along Rosemary Lane, Rudds Lane, Townsend and Dollicot.

The Streetscape proposals must be incorporated into the masterplan to ensure safer road use for both vehicle users, cyclists and pedestrians.

3. Drainage & Flooding Risk

Extensive damage was caused by flooding to homes in The Clays & the collapse of wychert walls in January 2021 bringing great distress to owners.

No groundwater monitoring has taken place since February 2019, an unusually dry period.

Whilst construction drawings for the proposed infiltration ponds have still not been submitted, the pond close to the southern boundary appears to be set at a level higher than existing gardens & properties given rise to potential flooding concerns.

Condition 13 requiring details relating to surface water drainage remains unsatisfied in so far as it relates to the submission of details relating to phase 1 only. The LLFA (9/6/22) does not accordingly recommend approval.

Thames Water have been unable to determine the Foul water infrastructure needs of this application in the time available.

4. Phase 2 details absent

We have repeatedly advocated that phase 1 should not be approved without the details of phase 2 being declared.

The density for phase 1 is 18 units per hectare which means phase 2 density will increase by 40% to 25 units per hectare.

The footpath and cycle path connectivity linking the two phases and onwards to the connection in the NW are unclear.

5. Village Infrastructure

Haddenham is already struggling to cope with the additional homes & medical amenities and school places often exceed demand. Around 4 to 500 more vehicles will be added to Haddenham’s decaying road network.

6. Current Works on site

S278 works commenced 3 weeks ago. The deliberate burying of waste materials & rubbish, now covered with an imported excavated clay, is of concern. If such practices continue on site then this will have long lasting damaging geological and hydrological implications. Photo evidence has been provided to the Planning Officer.

To prevent flooding & further damage to wychert walls, temporary measures (bunds) were put in place in March 2021. These bunds have already been removed along one part of the southern boundary with no alternative replacement barriers.

7. Building Sustainably

Whilst provision has now been made for EV charging & cycle storage, there is no future proofing the energy needs of the units to meet zero carbon objectives – gas central heating is standard rather a greener alternative such as heat pumps.

8. Noise Assessment

The only acoustic test undertaken was conducted during the October - November 2020 lockdown when businesses activity was limited. The developer has yet to provide evidence to show how phase 2 will provide an acoustic buffer.

9. Landscaping & Barrier Plan

The northern boundary presents a first important impression of the village. It is proposed that a traditional wychert wall is built here. RLAG & the PC have proposed that, because of repairs & maintenance issues, that this be a rail fencing & a native hedge.

Privacy & security is an issue for existing properties abutting the southern boundary. Redrow have still not responded to requests for assistance to repair wychert walls damaged during the flooding of February 2021. The proposed landscaping is insufficient along the remainder of the boundary.

10. Lack of Consultation

The developer has not fully consulted with BCC Planning, Haddenham Parish Council, residents or the general public.