

Haddenham Village Society Response to Planning Application 20/01129/APP – 19 and 20 Fort End Haddenham

Introduction

1. Haddenham Village Society, founded in 1965, represents over 300 households in the village, some 15% of the current village population, and seeks to preserve the village's heritage, ethos and community spirit, whilst accepting that Haddenham has to take its fair share of additional dwellings.

The Requirement

2. The Society believes that continued A3 (Restaurants and Cafes) use of the site will be of increasing importance as the village increases in size over the next few years, and that there is no requirement for the proposed 5 dwellings which are in addition to those already allocated in the Vale of Aylesbury Local Plan (VALP).

Parking Provision

3. The Society is very concerned that the parking provision is inadequate and would result in overspill into the Fort End Conservation Area where parking is already a problem.

4. For the proposed residential accommodation of one 3-bedroom house, two 2-bedroom flats/maisonettes and two 1-bedroom flats/maisonettes, Policy TGA1 of the Haddenham Neighbourhood Plan requires the provision of eight on plot allocated parking spaces. In addition, parking space would also be needed for visitors, delivery vehicles and tradesmen's vehicles.

5. For the A3 Unit, AVDC's Supplementary Planning Guidance (SPG) requires the provision of one parking space per 6 square metres of public floor space. The application shows a proposed reduction in A3 area from 229 to 98.5 square metres, but it is not clear how much of this area is public floor space. The Application states that the SPG requirement is for 9 spaces, which would seem reasonable for a 30 cover restaurant. In addition, however, the SPG requires that separate provision should be made for loading, unloading and manoeuvring of delivery vehicles.

6. The provision of eleven parking bays (including one for disabled drivers and two pairs of tandem bays) shown on the plans, with no separate provision for delivery vehicles, is clearly inadequate to fulfil the requirement for residential parking (8 spaces) and A3 parking (9 spaces)

in accordance with the above standards. Since the site is located at a dangerous s-bend where there is no on-street parking and where space at Fort End is already at capacity for much of the week, there is no room for overspill.

7. It should also be noted that the s-bend is close to a traffic calming, single file, priority direction restriction which results in considerable congestion at times. The road passing by the site leads to the Haddenham and Thame Parkway Station and is a major Aylesbury-Oxford bus route (280). It is also used by inter-village bus-routes and by school buses in term time. The site is clearly unsuitable for a new residential cluster.

Conclusion

8. This Planning Application has done nothing to address the serious objections to the previous Planning Application 18/02385/APP.

9. Haddenham Village Society requests Buckinghamshire Council to refuse this application because of the impossibility of adequate parking provision and the traffic configuration in the Conservation Area around the site.

10. The Society would wish to be represented if this application goes to Committee or to Appeal.