23/04009/AOP:

Outline planning application with all matters reserved except access for the erection of up to 86 dwellings (Use Class C3) including affordable housing, together with creation of new areas of open space and a LAP, a new access off Lower Road and through Fairfield Close, landscaping and all enabling and ancillary works.

Land South Of Lower Road And East Of Fairfield Close Haddenham Buckinghamshire

Objections from Haddenham Village Society - Draft Document

Introduction

1. Haddenham Village Society, founded in 1965 and membership of which comprises over 300 households within the village, aims to preserve the village ethos, heritage and quality of life, encourage a strong sense of community, and champion the visual appeal of the village whilst recognising the need for development and change.

Haddenham Village Society Comments

2. This area is not approved for development as part of the Vale of Aylesbury Local Plan (VALP) in which Haddenham was allocated 1082 additional dwellings for the period 2013 to 2033. In the first 10 years of this period, 1162 additional dwellings have already been approved, with devastating impact on the limited local facilities, particularly schools and medical facilities.

3. Haddenham does not have a secondary school and the village primary schools are completely full, with the result that schoolchildren within the village are having to travel elsewhere for schooling. The Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB ICB) notes that 'This Primary Care Network area is already under pressure from nearby planning applications, and this application directly impacts on the ability of the Haddenham Medical Centre in particular, to provide primary care services to the increasing population'. Haddenham has already taken more than its allocated share of additional housing and does not have the capacity to take any more. S106 money will not get more teachers or doctors to work in Haddenham.

4.This proposed development is outside the existing village boundary. The proposed breach of this boundary would, if approved, lead to leap-frogging of further additional applications with further loss of countryside and further pressure on resources and traffic within the village.

5. The applicant's 'Agricultural Land Quality and Soil' report identifies the quality of land on this site as Subgrade 3a (Good). The disadvantage of losing this agricultural land should be given extra weight in view of current national concerns over UK food security and costs of importing food from overseas.

6. The junction of Stanbridge Road, Woodways and Lower Road is a local accident black spot with some vehicles failing to slow down in time on approaching the village via Lower Road and colliding with vehicles traveling along Stanbridge Road. The position of the proposed new access road close to this junction will add to this hazard.

7. Lower Road has no footpath or cycleway and would be hazardous for use by pedestrians or cyclists exiting from this site. This is contrary to NPPF paragraph 114(b) which requires that 'safe and suitable access to the site can be achieved for all users'.

8. The applicant's 'Design and Access Statement' page 16 shows a straight line distance of just under 2000m from the site to Haddenham and Thame Parkway Station, which is further than most people are prepared to walk. The actual route is not a straight line and the shortest route includes a stretch of Lower Road where there is neither a footpath nor a cycleway. Residents using the station will therefore travel by car, exacerbating existing traffic and parking problems within the village.

9. This application proposes access through Fairfield Close; the road width within this cul-de-sac and access onto Stanbridge Road were never designed for through traffic which would pose an unacceptable hazard to local residents. This proposed development is at variance with Rectory Homes' sales brochure for the properties in Fairfield Close which were described as 'perfectly located on the outskirts of the village, ensuring peace and quiet'. It is also at variance with VALP policy BE3 which states that 'Planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of existing residents'.

<u>Conclusion</u>

10. The proposed additional houses are neither needed nor wanted in Haddenham which has already taken more than its allocated share of new housing to the detriment of limited local facilities.

11. This proposed development is contrary to accepted principles in the VALP and NPPF and to Rectory Homes' own sales brochure for properties in Fairfield Close.

12. Haddenham Village Society urges Buckinghamshire Council to refuse this application.

Richard Hirst

Haddenham Village Society Planning Sub-Committee