

Rectory Planning Application 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 by residents of Mead Furlong and The Chilterns, summarised and presented to HPC Planning Committee on Monday 29th January 2024

Introduction

I speak for several residents of the Chilterns Haddenham estate – a Rectory development that adjoins both the Fairfield and proposed developments, also from Rectory. I will make three broad points....

1. Location and Transport

- The location is not part of the Vale of Aylesbury Plan. Extension is beyond the village boundary and will add to the loss of village character.
- The site is not well located for village access and not - as claimed - “4 minutes” by bus to the train station and, for most busy commuters and students, not walkable.
- It has the potential to significantly increase traffic on local roads.
- As of December 2023, Rectory advised that vehicular access to the proposed development would not be via Chilterns.
- However, it is likely to cause a large rise in foot traffic due to proposed pedestrian access.
- Stanbridge Road is already too dangerous at school times to cope with the number of people crossing. The crossroads with Woodways is a notorious accident hotspot.

- The resulting 'rat-run' in the new site plan means that drivers could use the new entry/exit points to avoid the crossroads, thus increasing local traffic considerably from several directions.

2. The Chilterns Haddenham Management Company

- The Chilterns is a private estate.
- After six years, we are still awaiting the transfer of the freehold of the communal areas to the estate company.
- However, residents already fund management and maintenance costs, including roadways, paths, fences, grass, lighting, drainage and a private sewage pump (as we are not on mains drains).
- Chilterns residents have experienced serious issues with this pump. It could not cope with 40 houses, and sewage backed up into homes. We can't imagine how the private sewage pump (rather than mains drains) would work for 86 houses. What impact will this have on our properties?
- Management fees have doubled from those indicated by Rectory when houses were originally purchased.
- Residents have been building up funds to cover future costs, such as road maintenance.
- Any wear and tear, as well as any damage or vandalism, to the paths, gates, fences or to the very expensive sewage pump (situated right by proposed access point) would have to be paid by Chilterns Haddenham residents.
- We are disappointed that Rectory Homes (a Haddenham-based developer) has not directly engaged with us, as customers, about such a significant proposed neighbouring development.

3. The Plan

- Development will place further pressure on local services and amenities.
- Along with statutory consultees and others, we have serious concerns regarding surface water drainage.
- Similarly, we note the objection from Exolum regarding the pipeline which carries fuel directly through Mead Furlong, where I live.
- We note reservations registered by Thames Valley Police over the security of the new site.
- We believe there is potential for anti-social behaviour from remote play areas.

- Highest density, tallest houses (x2.5 stories high) are planned to be packed in very close to the existing homes in Mead Furlong and Fairfield Close (with impact on light). Both the existing homes and the new houses will have very small gardens, narrow buffer zones with deciduous hedges (no shielding) with real potential for overlooking.
- We fear the impact on wildlife and loss of hedgerows, not least as Rectory are yet to follow through on ecological commitments given during Planning for our estate.

Thank you.