

4. **Loss of high grade agricultural land**

The fields proposed for development around Haddenham are all in the top “best and most versatile” category of agricultural land. Is it sensible to build on such land rather than lower grade fields elsewhere, given post-Brexit uncertainties about future trading relationships and tariffs, and likely resultant need for more self-sufficiency?

5. **Deliverability of a new settlement**

The consultants’ new settlement study itself casts doubt on the capacity of the housebuilding industry to deliver such major growth within the required timescale (*completion by 2033*). It suggests that a new-style development corporation (used for the post-war new towns) would be required to deliver such growth. This would capture the increase in value created for re-investment in the community as happened in the new towns model; by contrast development by housebuilders sees about half the increased value retained by those builders. However it remains to be seen whether the present Government has the appetite to legislate for an appropriate delivery mechanism.

How can I find out more and express my views?

**READ THE VALP, particularly Chapters 1 to 4.
The section on new settlement is in Chapter 4 at pages 65-68.**

**AVDC is only making VALP available via its web-site at
<http://tinyurl.com/draft-VALP>**

**If you don't have a computer, you can access AVDC's web-site at the Library,
where a paper copy will also be available.**

**SEND YOUR OWN RESPONSE DIRECT TO AVDC
during the consultation period which opens on 7th July
and closes on 5th September.**

**Via the AVDC Website:
www.aylesburyvaledc.gov.uk/valp-draft-plan-consultation-form**

**By email to:
Localplanconsult@aylesburyvaledc.gov.uk**

**In writing to:
Forward Plans, AVDC, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF**

HADDENHAM PARISH COUNCIL
Parish Office, Banks Park, Banks Road, Haddenham HP17 8EE

**Email: haddenhampc@btconnect.com
Telephone: 01844 292411
www.haddenham-bucks-pc.gov.uk**

Haddenham Village News



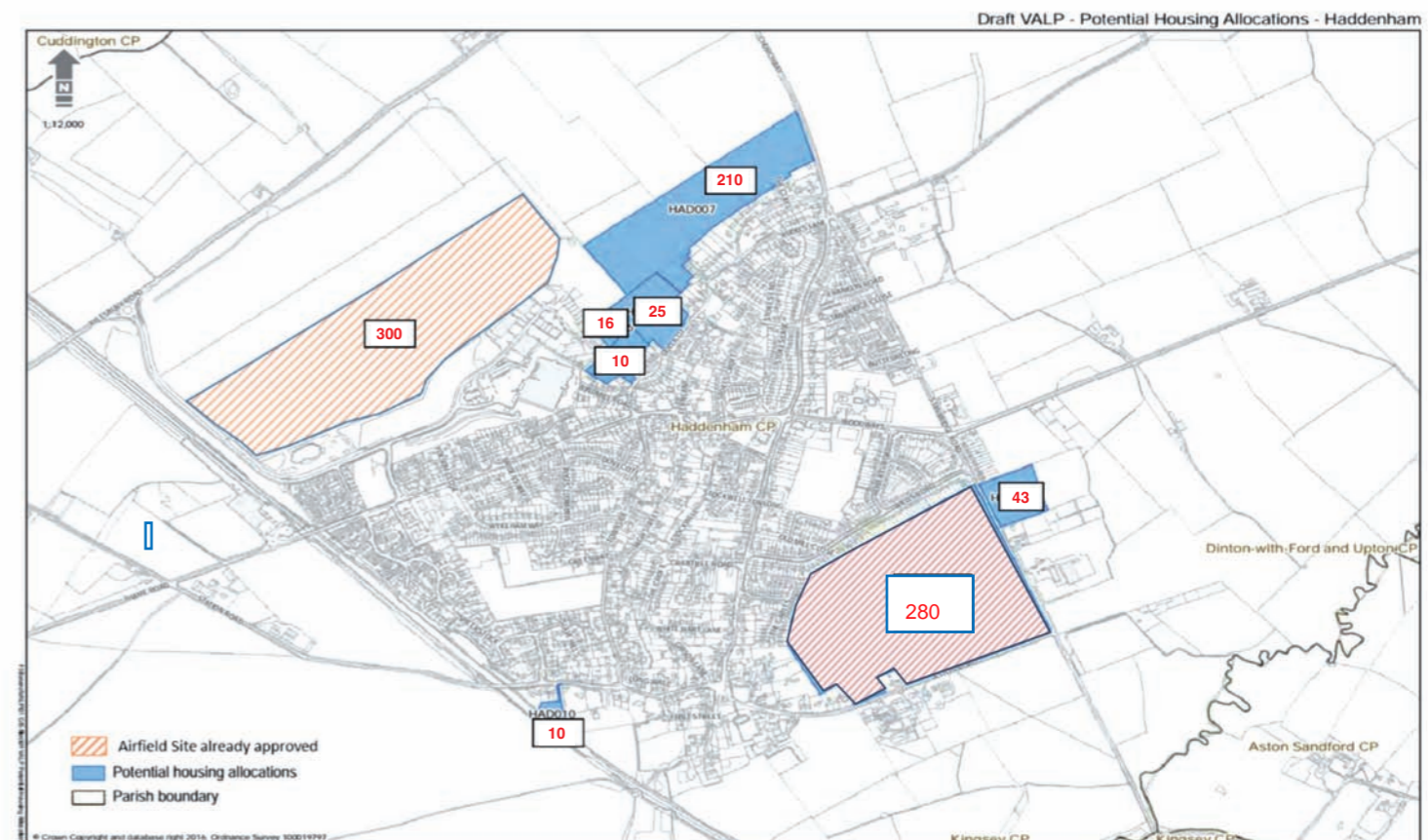
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SHOCK AND ANGER AS MORE DETAILS EMERGE ABOUT GROWTH PROPOSALS

Villagers have expressed shock and anger as more details have emerged about the Vale of Aylesbury Local Plan. On 11th July hundreds of residents from Haddenham and surrounding villages attended AVDC's roadshow. On 28th July two hundred residents packed the Village Hall for a public meeting organised by the Parish Council and the Village Society to ask questions of our 3 District Councillors and AVDC Planning officers.

The public consultation period closes on **5th September** and is taking place during the summer holidays when many people are away. This newsletter summarises the proposals, shows where the sites are, and sets out some key issues raised in the public meeting. This is intended to promote discussion, and readers may well have other comments. The Parish Council urges as many villagers as possible to respond in your own style by the deadline.



Reference: Draft VALP Appendix A: VALP Policy Map Insets (adapted by HPC)

www.haddenham-bucks-pc.gov.uk

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What's proposed in summary?

Aylesbury Vale District Council (AVDC) has published its draft Vale of Aylesbury Local Plan (VALP) for public consultation covering the period 2013 to 2033. Haddenham is designated a "strategic settlement" with 50% growth by 1,050 homes in the near future. It further proposes that Haddenham should be the frontrunner (along with Winslow) for a new settlement of 4,500 homes by the year 2033 (with more likely to follow in later years). That's 5,500 new homes all told.

Where will these proposals go?

The first plan below shows sites for the 1,059 homes. Of these, about 850 already have planning permission, or are in the process of applying. One large site to the north of Rosemary Lane, with a capacity of about 210 homes, has no current proposals, and was not in the Neighbourhood Plan.

Also below are the locations for 3 possible growth options in the new settlement scoping study:

- 1,250 homes by further expansion around Haddenham
- 7,000 + homes by a new settlement to the south east near Aston Sandford
- 6,000 + homes to the west towards Thame

HADDENHAM - POTENTIAL OPTIONS



What are the key issues?

1. *The "Duty to Co-operate" with neighbouring District Councils*

AVDC is obliged to co-operate with demands, expected to amount to some 12,000 homes, from neighbouring councils. Particularly relevant for Haddenham are the requirements of Wycombe, Chiltern and South Bucks District Councils. These Councils have problems meeting their own growth needs because much of their area lies in the Green Belt, or in the Chilterns Area of Outstanding Natural Beauty. AVDC itself has limited capacity. On the demand side, its assessed need is for 33,000 homes (*21,000 locally generated need within the Vale plus the 12,000 from outside the Vale*). But on the supply side it has only been able to find development sites sufficient for about 26,000 homes. So AVDC can meet its own needs (*21,000*), but can only offer about 5000 homes to help neighbouring Districts unless it builds a new settlement.

We learned at the public meeting that AVDC have appointed consultants to scrutinise its neighbours' demands. This is good news. This Parish Council has reviewed Wycombe District Council's situation and concludes that Wycombe is not maximising its sites; is not growing its principal settlement, Wycombe, in the way Aylesbury is being expanded; appears not to be seriously reviewing the release of green belt sites; and most of all is applying very low densities, including a 25% allowance for tree cover. This is all at the expense of Haddenham (*and Winslow*), is not acceptable, and could call into question whether a new settlement is needed at all.

2. *The combined impact of growth proposals in our area by different authorities*

The Chiltern rail line and M40 corridor includes the following growth proposals beyond AVDC's:

- Cherwell District Council: 10,000 homes at Bicester and 7,300 at Banbury (*the next stations north*)
- Wycombe DC: 2,600 at Princes Risborough (the next station south)
- South Oxfordshire DC: a further 600 at Thame (*in addition to 775 in Thame's Neighbourhood Plan*); plus a new settlement proposal. The frontrunner is 3,500 at Chalgrove airfield (*said to be just 19 minutes by car to Haddenham station*); the 2nd choice is land between Great Haseley and junction 7 of the M40 (*shown as 12 minutes to Haddenham*)
- Thames Water: site for major new reservoir north of Chinnor
- Chiltern Railways: shortly to extend through to central Oxford
- HS2: construction impact on the A418 to Aylesbury

This corridor is also covered by two County Councils. This fragmentation of authorities means that no-one is considering the combined impact of these proposals. Of greatest concern is the ability of the rail and highway network to accommodate all this growth; indeed many peoples' daily travel experience may well be that much of this network is already operating at capacity. In particular it is hard to see how the simplistic junction "improvements" in the Haddenham new settlement study will do anything to increase highway capacity. The study is also silent on the huge potential impact of Haddenham's growth proposals on Thame.

3. *Impact on heritage and community*

Despite its strategic settlement designation, Haddenham is essentially still a village (*current population about 4,500 people in about 2,000 homes*) in its built form and function. It lacks the central focus and service core traditionally found in a high street. This is not a good basis for major extension. Haddenham does have an acclaimed conservation area, with 120 listed buildings, its unique form of traditional building, features in countless film and TV productions, and is a tourist destination. It has featured in various "best place to live" surveys, has won accolades for its diverse range of community and volunteer activities, and dominates the annual Bucks Open Studios festival entries. This is surely all too valuable to lose.