



Haddenham Conservation Area appraisal consultation

Open date: 17 September 2025

Close date: 29 October 2025

Overview

Haddenham Conservation Area exists to preserve and enhance the village's heritage. We want to hear your views on changes we're proposing to make to the conservation area boundaries.

Haddenham Conservation Area review

We have now completed a review of the Haddenham Conservation Area. Based on the findings of the review we are proposing two reductions and four additions to the conservation area boundary. We would like to hear the views of people who live locally or have an interest in the village on these proposed changes.

We'd also like to hear your general comments on the other proposed changes to the conservation area appraisal and management plan.

What a conservation area is

A conservation area is defined in law as 'an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance'.

As the local planning authority, it is our responsibility to identify places of special architectural or historical interest in our towns and villages, and to designate them as conservation areas. We also have a responsibility to review these conservation areas from time to time to determine whether any further parts of the local area should be included, or existing parts excluded.

Most of our duties regarding conservation areas are set out in the [Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(Gov.UK\)](#).

Designation of a conservation area recognises the unique quality of the heritage of that area as a whole. This quality comes not only from individual buildings but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces and landscaping. These

all contribute to the historic character and appearance of an area, resulting in a distinctive local identity and sense of place.

The features of special interest of a conservation area are set out in a document known as a conservation area appraisal. This is used to inform the overall management of the area as well as individual planning decisions within it. It also acts as a reference document that engages the local community and visitors with the history and heritage of that place.

Related documents and links

Before you respond to this activity, please have a look at the following documents available at:

yourvoicebucks.citizenspace.com/environment/haddenham-conservation-area

- 2025 Haddenham Conservation Area review
- Current Haddenham Conservation Area appraisal

How to have your say

You can tell us your views in one of the following ways:

- complete the online survey on Your Voice Bucks at:
yourvoicebucks.citizenspace.com/environment/haddenham-conservation-area
- complete and return this printed version of the survey
- email us at ConservationAreaConsultations@buckinghamshire.gov.uk
- write to us at: The Heritage & Archaeology Team, Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, Buckinghamshire HP19 8FF

If you have any questions about this activity, or require this information in another format or language, please email us at ConservationAreaConsultations@buckinghamshire.gov.uk.

Please tell us your views by 11:59pm on 29 October 2025.

What happens next?

Once the consultation closes, we will analyse the responses we have received. We will then review our proposed changes to the conservation area in the light of your responses and revise them where appropriate.

Privacy

We will use the information you provide here only for this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details. Survey responses will be analysed using Microsoft products including Copilot, Excel and Word. For more information about data and privacy, please see our [privacy policy](#).

If you have questions about data and privacy, please email us on dataprotection@buckinghamshire.gov.uk or write to our Data Protection Officer at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF.

Haddenham Conservation Area appraisal consultation – Printed survey

Proposed changes to the Haddenham Conservation Area

The new review of Haddenham Conservation Area sets out the background to Haddenham's historical development and looks in detail at how this heritage is reflected in the village as we know it today. Our review proposes two reductions to the conservation area, one due to redevelopment that has taken place since the previous review was completed in 2008, and another very minor reduction to improve the boundary alignment.

The review also proposes four additions to the conservation area which seek to preserve and enhance further parts of the village that merit heritage recognition, or which protect green spaces that enhance the conservation area's character.

The six proposed boundary changes are listed below, and we'd like your opinions on them. Please respond to us on as many or as few as you wish.

We'd also like to hear your general comments on the revised appraisal and management plan.

1. Proposed addition to the conservation area: the 'Northern Green Gateway'
2. Proposed addition to the conservation area: number 18, Townside
3. Proposed addition to the conservation area: Windmill Road Terrace
4. Proposed addition to the conservation area: wide sweeping verges along Churchway
5. Proposed reduction of the conservation area: Stokes Croft
6. Proposed reduction of the conservation area: minor boundary adjustment

1. Proposed addition to the conservation area: the 'Northern Green Gateway'

The eastern ends of Rudd's Lane and Rosemary Lane are formed of sweeping green banks. These demarcate the green gateways into the historic village, providing separation from Churchway. Given the expansion of housing development north of the village, both currently underway and planned, the inclusion of these green buffers will ensure that the integrity of the 'country

lane' feeling of Rudd's Lane and Rosemary Lane is retained and conserved. This also includes the triangular area of grass and trees opposite the post office, that provides separation from the busy Stanbridge Road.

To what extent do you agree or disagree with the proposal to extend Haddenham Conservation Area to include the green spaces on Rudd's Lane and Rosemary Lane that make up the 'Northern Green Gateway'?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

2. Proposed addition to the conservation area: number 18, Townside

The exclusion of this cottage previously from the conservation area appears to have been an oversight, as the thatched witchert cottage and its boundary wall are an integral part of the character of Townside at this point. The cottage is unlisted but considered to be a nondesignated heritage asset, with an appealing vernacular that epitomises the local style.

To what extent do you agree or disagree with the proposal to extend Haddenham Conservation Area to include number 18 Townside?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

3. Proposed addition to the conservation area: Windmill Road Terrace

A short run of characterful red brick Victorian terraced housing, which although common countrywide are a rare feature in Haddenham, with features including decorative ridge tiles and sandstone lintels.

To what extent do you agree or disagree with the proposal to extend Haddenham Conservation Area to include Windmill Road Terrace?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

4. Proposed addition to the conservation area: wide sweeping verges along Churchway

Wide green verges are a characteristic of later twentieth century development in Haddenham, creating a sense of width to the street and softening the roadway entrances into modern estates. The proposed inclusion of these verges is due to their contribution to the landscape of Haddenham and as effective visual barriers to less sensitive modern development.

To what extent do you agree or disagree with the proposal to extend Haddenham Conservation Area to include the wide verges along Churchway?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

5. Proposed reduction of the conservation area: Stokes Croft

This cul-de-sac was constructed recently on part of the orchard at Townsend. The new buildings, although using a “traditional” style, fail to truly respond to the character and vernacular of Haddenham specifically, instead taking a more ubiquitous ‘stock’ vernacular style that mixes palettes and features from various vernacular traditions. Green space is significant within the conservation area, and this development has degraded the former orchard’s legibility.

To what extent do you agree or disagree with the proposal to exclude Stokes Croft from the Haddenham Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

6. Proposed reduction of the conservation area: minor boundary adjustment

The boundary of the conservation area currently crosses the rear gardens of two properties on Stokes Croft that are not themselves within the conservation area. It is proposed to make a minor adjustment to the boundary so that the gardens of these properties are entirely outside of the conservation area.

Do you agree with the proposal to adjust the boundary of the Haddenham Conservation Area so that the gardens of these properties are entirely outside of it?

Please tick (✓) one option

☐ Yes

☐ No

☐ I don't know

7. General comments on the draft appraisal and management plan

As well as the proposed conservation area boundary changes, the revised draft conservation area appraisal and management plan proposes significant changes to the way the conservation area is managed which could have an impact on local residents and businesses.

Please provide us with any general comments you have on the proposed revision to the Haddenham Conservation Area appraisal and management plan.

About you

We will use the information you provide here only for the purpose of this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details.

8. Which of the following describe you?

Please tick (✓) all that apply

- ☐ I live in Haddenham
- ☐ I live in Buckinghamshire
- ☐ I work in Haddenham
- ☐ I work in Buckinghamshire
- ☐ I study in Haddenham
- ☐ I study in Buckinghamshire
- ☐ I represent or own a business in Haddenham
- ☐ I represent or own a business in Buckinghamshire
- ☐ I represent a community or voluntary group in Haddenham
- ☐ I represent a community or voluntary group in Buckinghamshire
- ☐ I am an elected representative in Buckinghamshire
- ☐ I represent a Parish / Town Council or Town Committee in Buckinghamshire
- ☐ I work for Buckinghamshire Council
- ☐ Other (please give details below):

9. How did you find out about this consultation?

Please tick (✓) all that apply

- ☐ Local media (newspaper, radio, TV, website or newsfeed)
- ☐ Social media (Facebook, Twitter/X, Instagram, Nextdoor or LinkedIn)
- ☐ Buckinghamshire Council website or Your Voice Bucks website
- ☐ Email or newsletter from Buckinghamshire Council
- ☐ Buckinghamshire Council staff or other professionals
- ☐ Through working at Buckinghamshire Council
- ☐ Poster or leaflet

More answer options on the next page

- ☐ Friend or family member
- ☐ Local community or special interest group
- ☐ Councillor, town/parish council or community board
- ☐ Other (please give details below):

10.Are you responding as an individual or on behalf of an organisation (e.g. a business or a voluntary group)?

Please tick (✓) one option

- ☐ As an individual (go to question 12)
- ☐ On behalf of an organisation

On behalf of an organisation

11.Please provide the following details:

Name of organisation:

Your job title:

End of survey if responding on behalf of an organisation

More about you

We want to hear from as many people as possible to understand the views and needs across Buckinghamshire. The following questions help us see if the communities we serve have had the opportunity to be heard through this activity.

All questions are optional. You can skip any questions you do not wish to answer.

12.What is your postcode?

We want to understand the views of people living in different areas. You don't have to provide your postcode, but it helps us plan and make considered decisions.

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13.What is your age?

Why we ask this: We want to understand the experiences and views of different age groups.

Please tick (✓) one option

- ☐ Under 16
- ☐ 16 to 24
- ☐ 25 to 34
- ☐ 35 to 44
- ☐ 45 to 54
- ☐ 55 to 64
- ☐ 65 to 74
- ☐ 75 to 84
- ☐ Over 85
- ☐ Prefer not to say

14.Do you consider yourself to have a disability / disabilities, impairment(s) or long term health condition(s)?

Why we ask this: We want to understand the experiences and views of disabled people, people with impairments and people with long term health conditions.

Please tick (✓) all that apply

- ☐ Disability / disabilities
- ☐ Impairment(s)
- ☐ Long term health condition(s)
- ☐ No
- ☐ Prefer not to say

15.Are you:

Why we ask this: We want to understand the experiences and views of different sexes.

Please tick (✓) one option

- ☐ Female
- ☐ Male
- ☐ Prefer not to say

16.How would you describe your ethnicity?

Why we ask this: We want to understand the experiences and views of different ethnicities.

Please tick (✓) one option

- ☐ Asian - British
- ☐ Asian - Bangladeshi
- ☐ Asian - Chinese
- ☐ Asian - Indian
- ☐ Asian - Pakistani
- ☐ Any other Asian background - Please give details below
- ☐ Black - African
- ☐ Black - British
- ☐ Black - Caribbean
- ☐ Any other Black, African or Caribbean background - Please give details below
- ☐ Mixed or multiple ethnic groups - White and Asian
- ☐ Mixed or multiple ethnic groups - White and Black African
- ☐ Mixed or multiple ethnic groups - White and Black British
- ☐ Mixed or multiple ethnic groups - White and Black Caribbean
- ☐ Mixed or multiple ethnic groups - Mixed or Multiple Ethnic backgrounds British
- ☐ Any other Mixed or Multiple ethnic background - Please give details below
- ☐ White - English, Welsh, Scottish, Northern Irish or British
- ☐ White - Irish

More answer options on the next page

- ☐ White - Gypsy or English traveller
- ☐ White - Irish Traveller
- ☐ White - European
- ☐ Any other White background - Please give details below
- ☐ Other ethnic group - Arab
- ☐ Other ethnic group - Arab British
- ☐ Other ethnic group - Please give details below
- ☐ Prefer not to say

Please give other details here:

End of the survey

Thank you for taking the time to complete this survey.

Please return your completed survey by 11:59pm on 29 October 2025.

You can:

- email it to ConservationAreaConsultations@buckinghamshire.gov.uk
- post it to: The Heritage & Archaeology Team, Buckinghamshire Council,
The Gateway, Gatehouse Road, Aylesbury, Buckinghamshire HP19 8FF