

Haddenham and Aldreth Neighbourhood Plan

CONSULTATION STATEMENT
April 2022

Haddenham Parish Council

Neighbourhood Plan website: <https://www.haddenham2040.org>

Prepared for Haddenham Parish Council by

Places4People Planning Consultancy

April 2022

CONTENTS

1. Introduction	3
2. Background to the preparation of the Neighbourhood Plan	4
3. How the Neighbourhood Plan has been prepared	4
4. Regulation 14 Pre-Submission Consultation	6
5. Pre-Submission Consultation Responses	7
Appendix 1 – Regulation 14 Consultation Leaflet	8
Appendix 2 – Consultation Drop-in Event Display Boards	12
Appendix 3 – Statutory Consultees Notified of Regulation 14 Consultation	29
Appendix 4 – Statutory Consultee Consultation Notice	30
Appendix 5 - Summary of comments	31
Appendix 6 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes	41
Appendix 7 - Schedule of Post Pre-Submission Consultation Modifications	134

1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Haddenham Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
 - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the Neighbourhood Plan are the culmination of extensive engagement and consultation with residents of Haddenham as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

2. Background to the preparation of the Neighbourhood Plan

- 2.1 Haddenham Parish Council made the decision to produce a Neighbourhood Plan in October 2018. Shortly after the meeting a Steering Group of volunteers was formed, comprising both Parish Councillors and volunteers from the community. Early in 2019 the services of Places4People Planning Consultancy were secured by the Parish Council to guide and support the preparation of the Neighbourhood Plan.
- 2.2 In August 2019 the application to East Cambridgeshire District Council to designate the parish as a Neighbourhood Area was approved.

3. How the Neighbourhood Plan has been prepared

- 3.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the plan and later inform the plan's direction and policies. The content of the Neighbourhood Plan has been generated and led by the community and shaped by results of surveys and drop-in events, to ensure that the Neighbourhood Plan reflects the aspirations of the community.
- 3.2 During 2019 the main task of the Steering Group was to gather evidence and information that would support the content of the Plan. In support of this, a Drop-in event for residents was held on 28 September 2019 which was widely publicised throughout the parish via posters, banners, social media and the Village Magazine "Village Voice". The display used at the Drop-in event is included as Appendix 1 of this Consultation Statement.



- 3.3 The comments received at the Drop-in event helped inform the content of a Residents Survey. The Survey was due to commence a drop-in event at the Robert Arkenstall Primary School on Saturday 28 March where residents would be able to view and complete the survey, either in paper form or online while there was also an opportunity to discuss issues with members of the Neighbourhood Plan Steering Group. Unfortunately, the introduction of the COVID19 national lockdown on 26 March meant that this event had to be cancelled and the commencement of the survey postponed until early June 2020. Paper copies of the survey were distributed to every household in the parish and a prize draw was offered as an incentive to parishioners to complete the survey by 31st July 2020. It was also possible to complete the survey online at the new dedicated Neighbourhood Plan website <https://www.haddenham2040.org/> A total of 495 responses were received, representing around 35% of the households.
- 3.4 Later in 2020 the results of the Residents Survey were published on the Neighbourhood Plan website.



- 3.5 Also early in 2020, A R Urbanism were appointed as part of the Government's Neighbourhood Planning support programme to prepare Design Guidance for the Neighbourhood Area. The report took a number of months to complete but ensured that the evidence was in place to support key policies in the Neighbourhood Plan.
- 3.6 The restrictions on meeting and holding events during the COVID Pandemic limited the ability of the Steering Group to both hold face-to-face meetings and hold community engagement events. However, the Neighbourhood Plan website was kept up-to-date and the Village Voice magazine and social media was used to keep residents informed on progress.

4. Regulation 14 Pre-Submission Consultation

- 4.1 On 15 June 2021 the formal Pre-submission Draft Plan was approved for publication by the Parish Council subject to there being no significant concerns being raised by the District Council Planning Officers during an informal consultation on the draft document. Consultation commenced on 4 September 2021 and lasted until Monday 18 October, a period of just over six weeks.
- 4.2 The consultation was publicised by a summary leaflet (reproduced in Appendix 1) that was distributed to every household and business in the parish. Because of the COVID restrictions, it was decided that this leaflet would be more comprehensive to ensure recipients were informed of the key content of the Plan and how view the actual Plan and to comment on it. The consultation was also launched with a drop-in event held at the Arkenstall Centre on Saturday 4 September between 10.00 and 14.00. Paper copies of the Plan were available to inspect, albeit under strict COVID prevention guidelines, and display boards illustrated the key content of the Plan. A further Question and Answer Session was held on Wednesday 15 September at the Arkenstall Centre between 19.00 and 21.00.
- 4.3 Attendance at the initial event was as good as could be expected given the COVID restrictions, while the turnout at the Question-and-Answer Session was smaller but did generate good discussion.
- 4.4 The display boards used at the consultation events are reproduced in Appendix 2.
- 4.5 Paper copies of the Neighbourhood Plan were made available to view at the Library and the Parish Council Office and the Plan was also placed online at both the Parish Council website and the Haddenham2040 website, along with supporting documents.
- 4.6 The District Council provided a list of statutory consultees to be informed of the consultation, as listed in Appendix 3, and these were notified of the consultation on Monday 6 September. A copy of the consultation email content is included as Appendix 4.
- 4.7 To aid responding to the consultation, an online comments form was made available to enable respondents to comments on specific sections and/or policies of the Plan. This was also made available in paper form for those without online access and provision for the collection of paper forms was made at the Library and Parish Council Office.
- 4.8 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

5. Pre-Submission Consultation Responses

- 5.1 A total of 33 people or organisations responded to the Pre-Submission Consultation as listed below.

Name	Organisation
	East Cambridgeshire District Council
	Historic England
	Natural England
A Mustill	-
A Padmore	-
C Prescott	-
C Presnell	-
E Wedgwood	-
G Hackney	-
G Roberts	Engineer, Middle Level Commissioners
G Roberts	-
H Wilkinson	Land Allocation c/o AAH Planning Consultants
J & S Waller	
J Burgess	Haddenham Conservation Society
J Davies	-
J Fitzpatrick	-
J Guest	-
J Howell	Hands off Hinchbrook
J Manning	
J Reeve	-
K Richmond	-
L Hill	
M Burke	-
M Guest	-
M Harris	-
M Hugo	-
Mr & Mrs J Waller	Ely Design Group
N Ball	-
N Kirby	-
R Gildersleeve	-
R Miners	-
S MacEachern	-
S Pollard	
V Bray	-
V Grace	-
V Palfrey	-

- 5.2 Appendix 5 of this Statement provides a summary of responses to the consultation questions while the schedule of comments and the responses of the Parish Council are set out in Appendix 6. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the "changes made to Plan" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date and Appendix 7 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

Appendix 1 – Regulation 14 Consultation Leaflet

Haddenham and Aldreth Neighbourhood Plan



Public Consultation
September 2021

Your chance to shape our future

A Neighbourhood Plan for Haddenham and Aldreth

A Neighbourhood Plan is a way of helping local communities to positively influence the planning of the area in which they live and work. It means you can:

- have a say where new developments should be built and what they should look like
- make sure there are enough community facilities for current and future residents
- protect the local character and landscape, including important green spaces

Neighbourhood Plans form part of the statutory development plan, and this means that, when complete, the District Council must use the Plan development when deciding planning applications.

Background to the Neighbourhood Plan

Work to prepare the Neighbourhood Plan began in October 2018 and community consultation since then has helped shape its content.

We've now reached a major milestone with the consultation on the Draft Plan. Consultation commences on **4 September and will last until 18 October**, a period of **just over 6 weeks**. It's your chance to say whether or not you support the content of the Plan or would like to see some changes. The final page of this leaflet explains how you can comment. **It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan.**

The Plan itself is a large document and necessarily quite complex in places as it will be used to decide whether planning applications should be approved. This leaflet briefly explains what each topic area covers.

Based on the issues identified during the initial stages of preparing the Neighbourhood Plan, the following themes have been identified.

THE PLAN THEMES

Housing

Employment
Services and
Facilities

Natural
Environment

Highways
and Travel

Development
Design

Historic
Environment

OUR VISION

Haddenham Parish will remain an attractive and desirable place to live, maintaining its unique heritage assets and environmental assets within the fen landscape.

It will be a thriving and sustainable community, supported by appropriate infrastructure, encouraging a range of employment opportunities.

It will meet the housing needs of all ages with a community seeking to provide a good quality of life for all its residents.

PLAN CONTENT

We have provided a summary of the key messages in the Plan below but would urge you to view the Plan as a whole.

General Strategy

- The Neighbourhood Plan supports limited growth in the parish, with the main development being focused on Haddenham village where most of the services and facilities are located
- East Cambridgeshire's Local Plan defines "Development Envelopes" around the main built-up areas within which most new development will normally take place
- The Neighbourhood plan has reviewed the Development Envelopes to bring them up-to-date and take account of recent development

Housing

Objectives

To ensure that the amount, size and tenure of new housing in the parish meets locally identified needs

Enable opportunities for the provision of affordable housing that meets the needs of those with a connection with Haddenham Parish

- The District Council has set a minimum housing requirement for the Parish of 161 additional dwellings between 1 April 2019 and 31 March 2031. This is equal to the number of dwellings with planning permission that hadn't been completed as at 1 April 2019
- The Neighbourhood Plan does not identify any new sites for housing
- There will be opportunities over the next 10 years for infill development on plots within the Development Envelopes



- The delivery of further affordable homes by the Community Land Trust will be explored
- There is a need for 3-bedroomed homes across the Parish

Employment, Services and Facilities

Objectives

To protect and improve the range of existing community facilities and services

Maintain and improve employment opportunities that do not result in detrimental impacts on local infrastructure, the environment and residents' amenity

Improve opportunities for home working

Employment

- Existing Employment land and premises are already protected from being lost, except in exceptional circumstances
- The Local Plan allocates an extension to Haddenham Business Park east of Sutton Road. The site has yet to be developed and the Neighbourhood Plan confirms the Local Plan allocation and supports development of a range of employment uses
- A "Concept Diagram" is included in the Plan to illustrate how the Business Park extension should be developed

Services and Facilities

- The Plan protects existing services and facilities from being lost unless it can be demonstrated that the use is no longer viable, there is no longer a demand for the facility or alternative facilities and services are available in an equally accessible location



Natural Environment

Objectives

Protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment

Maximise opportunities to improve natural habitats and biodiversity

- The design of new buildings will require careful consideration to ensure that the rural character is retained, and important views are protected
- The important gaps between Haddenham and Aldreth and Haddenham and Wilburton will be protected to retain separation of the villages
- Development will need to take a balanced approach of providing sensitive lighting for security and safety while minimising light pollution

Neighbourhood Plans are able to designate and protect land of particular importance to local communities as Local Green Spaces. They have to meet certain criteria and the Plan identifies 17 as Local Green Spaces.

Historic Environment

Objective

Recognise and protect the importance of historic assets and their settings

There are two conservation areas within the Neighbourhood Area and 22 Listed Buildings

The District Council maintains a Register of Buildings of Local Interest, 15 of which are in the parish.

- The Neighbourhood Plan seeks the retention and protection of the Buildings of Local Interest



Development Design

Objectives

Ensure that new development is designed in a way that reflects local character

Minimise the impact of new development on infrastructure, services and existing residents

The design of new development can affect our everyday lives and what a place looks like. Design Guidance has been prepared that has identified the important and distinct characteristics of Haddenham and Aldreth and provides guidance for new development.

Development should:

- not have a detrimental impact on existing homes, for example as a result of noise, overlooking, smell or traffic generation
- provide superfast broadband and vehicle charging points in new homes
- as necessary, make provision for the attenuation and recycling of surface water and rainwater through Sustainable Drainage Systems (SDS)

In addition, the use of best practices in energy conservation are encouraged.

Highways and Travel

Objectives

Support and encourage safe and sustainable transport, including walking, cycling and public transport

Minimise the impact of vehicles on the historic character of the area

Neighbourhood plans are relatively restricted on what they can do to manage and improve highways.

The Plan supports:

- proposals to declassify the A1123 and the A1421 to enable road safety measures to be implemented, including traffic calming and the implementation of a weight restriction to stop the large flow of "through" HGV's taking shortcuts.
- a 20 mph and traffic calming scheme to cover Wilburton Road/Duck Lane, the Rampart and High Street from Linden End to the crossroads.

The full version of the Plan is available to download at

<https://www.haddenham2040.org> where an online comments form will also be available to complete.

If you don't have access to the internet, paper copies will be available to view at the Parish Council Office and The Library where there will also be collection boxes for written comments.

Council Office: Monday - Thursday 9am to 5.30pm

The Library: Monday 2.30pm - 5pm Wednesday 2.30pm - 5pm
Friday 2.30pm - 5pm, 6pm - 7.30pm Saturday 10am - 12pm

Drop-in Event

We'll be at the Arkenstall Centre on Saturday 4 September between 10.00 and 14.00 where you'll be able to find out more about the Plan and talk to members of the Working Group.

A further Question and Answer Session will be held on Wednesday 15 September at the Arkensall Centre between 19.00 and 21.00.

How to comment

During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete.

The above venues and contacts will also have printed response forms which you can complete and leave in the post boxes provided or post back to the Parish Council.

We want your comments, even if you support everything in the Plan.

COMMENTS MUST BE RECEIVED BY MONDAY 18 OCTOBER - WE CANNOT ACCEPT COMMENTS AFTER THIS TIME.

The Process

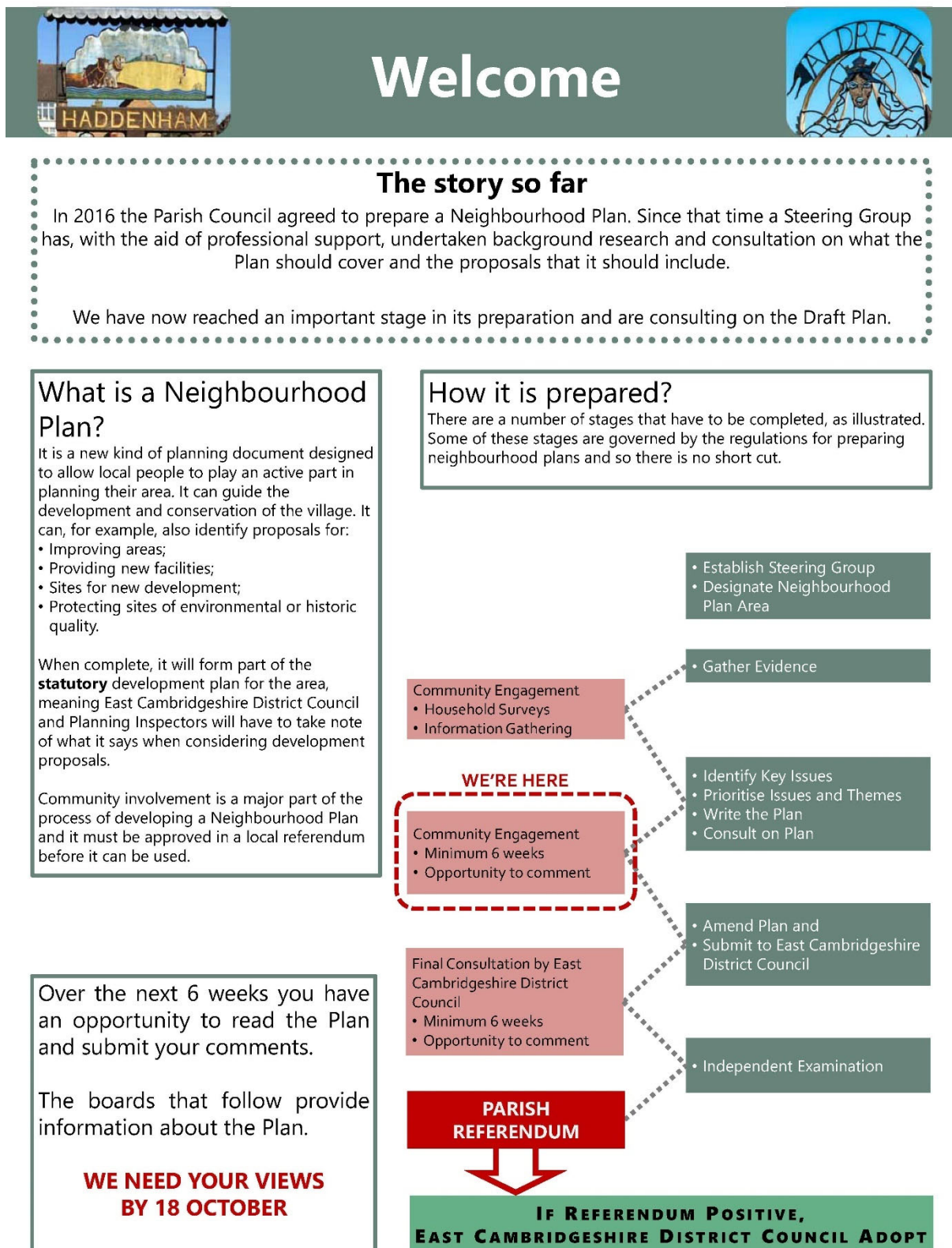
From now on, the neighbourhood plan must follow set Stages, as illustrated:



The Referendum on the Plan will be open to all on the Electoral Roll in the Parish. A simple majority in favour of the Plan will mean that it can be used by the District Council when making decisions on planning applications.

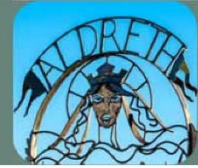


Appendix 2 – Consultation Drop-in Event Display Boards





The Draft Plan



Plan Contents

- 1 Introduction
 - 2 Haddenham and Aldreth Past and Present
 - 3 Planning Policy Context
 - 4 Vision and Objectives
 - 5 Planning Strategy
 - 6 Housing
 - 7 Employment, Services and Facilities
 - 8 Natural Environment
 - 9 Historic Environment
 - 10 Development Design
 - 11 Transport and Travel
- Policies Maps



Supporting Documents

- Haddenham Design Guide
- Household Questionnaire Results



The Plan contains:

Planning Policies

These will be used to supplement the Local Plan when decisions on planning applications are made.

Policies Maps

These illustrate areas of land or buildings where policies in the Plan apply.

**WE ESPECIALLY WANT YOUR COMMENTS ON THE
PLANNING POLICIES**

PLEASE COMMENT, EVEN IF YOU SUPPORT THE PLAN



Vision & Objectives

Arising from the outcomes of the research and surveys, the Plan's over-arching Vision is:

Haddenham Parish will remain an attractive and desirable place to live, maintaining its unique heritage assets and environmental assets within the fen landscape.

It will be a thriving and sustainable community, supported by appropriate infrastructure, encouraging a range of employment opportunities.

It will meet the housing needs of all ages with a community seeking to provide a good quality of life for all its residents.

The Vision is supported by six topic areas, each with objectives that will contribute to the delivery of the Vision.

Housing Objectives

- 1 To ensure that the amount, size and tenure of new housing in the Parish meets locally identified needs
- 2 Enable opportunities for the provision of affordable housing that meets the needs of those with a connection with Haddenham Parish

Historic Environment Objective

- 8 Recognise and protect the importance of historic assets and their settings

Employment, Services and Facilities Objectives

- 3 To protect and improve the range of existing community facilities and services.
- 4 Maintain and improve employment opportunities that do not result in detrimental impacts on local infrastructure, the environment and residents' amenity
- 5 Improve opportunities for home working

Development Design Objectives

- 9 Ensure that new development is designed in a way that reflects local character
- 10 Minimise the impact of new development on infrastructure, services and existing residents

Natural Environment Objectives

- 6 Protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment
- 7 Maximise opportunities to improve natural habitats and biodiversity

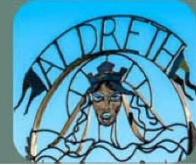
Highways and Travel Objectives

- 11 Support and encourage safe and sustainable transport, including walking, cycling and public transport
- 12 Minimise the impact of vehicles on the historic character of the area

DO YOU SUPPORT THE VISION AND POLICIES?



Planning Strategy



THE PLAN

- Provides guidance on where new development can take place up until 2031
- Acknowledges that we can't stop the development of those sites that already have planning permission but have yet to be built
- Focuses development to within defined Settlement Envelopes drawn around the main built-up areas of the villages
- Protects the important gaps between Haddenham village and Aldreth and Wilburton
- Enables the building of low-cost affordable housing to meet local needs
- Seeks to secure existing services and facilities from being lost
- Provides opportunities for further employment
- Protects important open spaces as Local Green Space
- Protects and maintains features of Landscape and Biodiversity Value
- Identifies important views that should be protected from the impact of development
- Protects the landscape outside the built-up areas
- Seeks to maintain the building characteristics and distinct character areas
- Identifies buildings that aren't Listed but that are important to the character of the village

Location of development

- The Neighbourhood Plan takes account of both the National Planning Policy Framework and the relevant adopted East Cambridgeshire Local Plan
- The current Local Plan defines Development Envelopes for Haddenham village centre, for Hill Row and for Aldreth. Since the Local Plan was published in 2015 a number of additional sites for housing have been approved and developed and the Development Envelope has taken account of these permissions
- Proposals for development outside the will have to demonstrate that there are exceptional circumstances in order for it to be allowed.



POLICY HAD1 - SPATIAL STRATEGY

Development Envelopes for Aldreth, Haddenham Village and Hill Row are defined on the Policies Map.

Sustainable development proposals within the Development Envelopes will be supported in principle, subject to being of an appropriate scale and not having an unacceptable impact on:

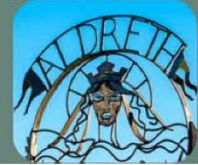
- i. the amenity of residents;
- ii. the historic and natural environment;
- iii. the provision of services and facilities;
- iv. the highway network.

Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and District level policies.

DO YOU SUPPORT THIS POLICY?



Housing



How much new housing?

The District Council has set a minimum housing requirement for the Parish of 161 additional dwellings between 1 April 2019 and 31 March 2031.

This is equal to the number of dwellings with planning permission that hadn't been completed as at 1 April 2019.

- The Neighbourhood Plan does not identify any new sites for housing
- There will be opportunities over the next 10 years for infill development on plots within the Development Envelopes
- The delivery of further affordable homes by the Community Land Trust will be explored
- There is a need for 3-bedroomed homes across the Parish

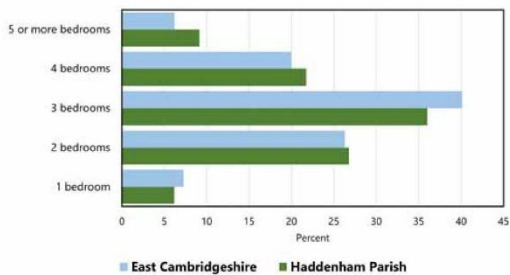
POLICY HAD2 - HOUSING

This Plan provides for at least 161 additional dwellings to be developed in the Neighbourhood Plan area between 2019 and 2031. This growth will be met through:

- the implementation of planning permissions that had not been completed as at 1 April 2019 and new planning permissions granted between 1 April 2019 and 31 March 2021; and
- small "windfall" sites and infill plots within the Development Envelopes identified on the Policies Map that come forward during the Plan period and are not specifically identified in the Plan.

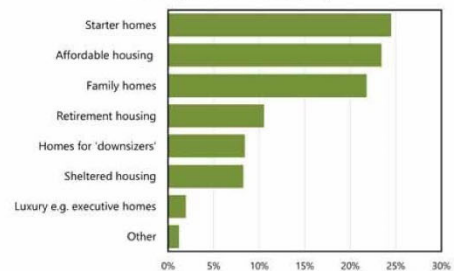
House Size Comparison

Source: 2011 Census



Types of housing residents think will be most needed in the Haddenham Parish in the next 10 Years

Source: Neighbourhood Plan Residents' Survey



Research undertaken in the preparation of the Neighbourhood Plan has identified that the Parish has a higher proportion of houses with five or more bedrooms when compared with East Cambridgeshire as a whole, and a smaller proportion of three-bedroomed houses.

The housing at the recent development at Ovens Rise made provision for 40% three-bedroomed homes, which makes a contribution towards redressing this imbalance.

POLICY HAD3 – HOUSING MIX

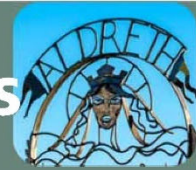
Housing development must contribute to meeting the existing and future identified needs of the Neighbourhood Plan Area. Proposals that deliver homes with three bedrooms will be supported.

The Local Plan already contains policies for the delivery of affordable homes and it's not considered necessary to have additional policies in the Neighbourhood Plan.

DO YOU SUPPORT THESE POLICIES?



Employment, Services and Facilities



EMPLOYMENT

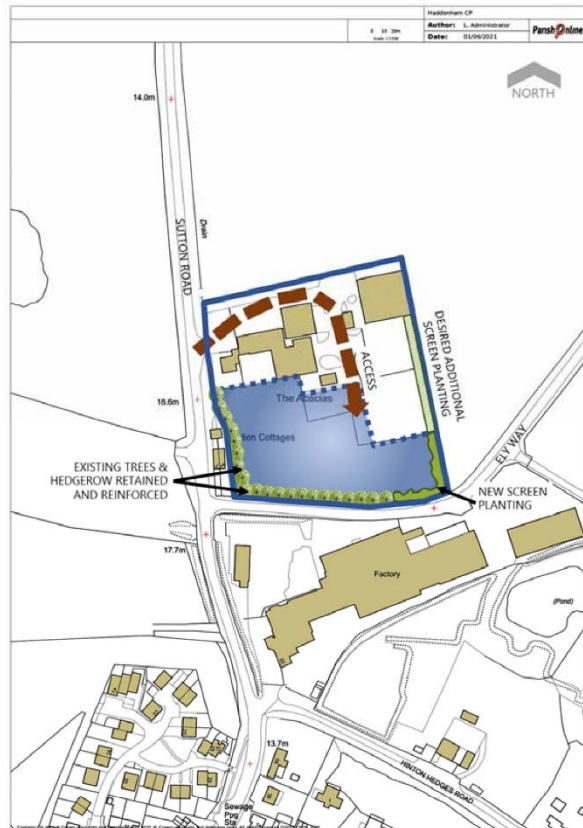
- Existing Employment land and premises are already protected from being lost, except in exceptional circumstances
- The Local Plan allocates an extension to Haddenham Business Park east of Sutton Road. The site has yet to be developed and the Neighbourhood Plan confirms the Local Plan allocation and supports development of a range of employment uses
- A "Concept Diagram" is included in the Plan to illustrate how the Business Park extension should be developed

POLICY HAD4 – HADDENHAM BUSINESS PARK EXTENSION

Land at Haddenham Business Park, east of Sutton Road, as identified on Map 6 and the Policies Map, is allocated for employment development that falls with Planning Use Classes B2, B8 and E(g).

Development is to be accessed only from the existing Business Park to the north and proposals will be expected to have regard to the Concept Diagram (Map 6) and:

- have particular regard to the scale, height, design and massing of buildings, in order to minimise visual impact from the A1421 and Ely Way and on adjoining residential properties;
- provide structural landscaping along the boundaries adjoining residential properties;
- ensure that building heights will not have a detrimental impact on the wider landscape setting of the site, particularly when viewed from the east;
- demonstrate that there is adequate capacity in the sewage treatment works and the foul sewerage network; and
- through the preparation of a transport assessment, demonstrate that there will be no detrimental and unacceptable impact on the local highway network.

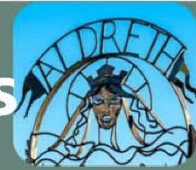


Haddenham Business Park Extension Concept Diagram

DO YOU SUPPORT THIS POLICY?



Employment, Services and Facilities



EXISTING SERVICES AND FACILITIES

We currently have a good range of services and facilities. These are predominantly clustered around the junction of Station Road, Hop Row, The Green and along High Street

The continued presence of existing facilities is important in order to minimise the need to travel to other centres to secure the service, especially for those with limited access to a car.

We recognise that demands change over time and, when planning permission is required to change the use of existing premises, it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them.

In such circumstances it might be appropriate for those uses to be lost where specific criteria can be met.



POLICY HAD5 – PROTECTING EXISTING SERVICES AND FACILITIES

Proposals that will result in the loss of valued facilities or services, defined as retail premises, public houses, community halls, education and other public services, (or premises last used for such purposes) will only be permitted where:

- it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale or rent for a minimum of 12 months; and
- it can be demonstrated that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

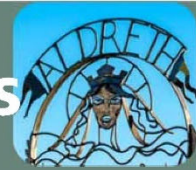
NEW SERVICES AND FACILITIES

The provision of new services and facilities will generally be welcomed where they would not have a detrimental impact on the character of the area, the amenity of residents and on traffic generation or parking

DO YOU SUPPORT THIS POLICY?



Employment, Services and Facilities



SPORT AND RECREATION FACILITIES

The village is well provided for in terms of sport and recreation facilities, focused primarily on the Recreation Ground adjoining Hop Row. The facility provides well used sports pitches, a multi-use games area, a skateboard facility and sports pavilion, boxing and cricket facilities, a children's play area, outdoor gym equipment and allotments.

All existing sport and recreation facilities will be protected from being lost to development unless new replacement facilities are provided in the village that are of equal or better standard and as equally accessible to residents.



POLICY HAD6 – SPORT AND RECREATION FACILITIES

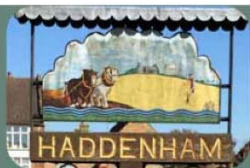
Proposals for the provision, enhancement and/or expansion of sport or recreation open space or facilities will be permitted subject to compliance with the Local Plan and other local development documents, as appropriate.

Development which will result in the loss of existing sport or recreation open space or facilities, as identified on the Policies Map, will not be allowed unless:

- a. it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for the particular location, and the proposed loss will not result in a likely shortfall during the plan period; or
- b. replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility.

Any replacement provision should take account of the needs of the village and the current standards of open space and sports facility provision adopted by the local planning authority.

DO YOU SUPPORT THIS POLICY?



Natural Environment



NATURE CONSERVATION

The natural environment within the Neighbourhood Area is predominantly formed of agricultural land delineated by hedgerows.

There are few street trees within the Haddenham village, however small areas of woodland that bound footpaths and mature trees within private gardens have a strong visual presence from the streets.

East Cambridgeshire contains a number of protected sites of international, national and local importance for nature conservation:

- The Fenland Special Area of Conservation covers Wicken (approximately 10km south east), Chippenham Fen (approximately 20km east) and Woodwalton (approx. 25km west).
- The Ouse Washes are around 3km to the west and just outside the Plan Area and are designated as a Site of Special Scientific Interest, Special Protection Area and Special Area of Conservation.

National and East Cambridgeshire planning policies put in place high level measures that will ensure development will not result in detrimental impacts on these designations.

The Neighbourhood Plan includes a policy which is necessarily quite complex. It reflects the content of supplementary planning guidance published by the District Council but will ensure that due regard is given to these designations when considering planning applications.



POLICY HAD7 - CONSERVING AND ENHANCING INTERNATIONALLY DESIGNATED SITES

The highest level of protection will be afforded to international sites designated for their nature conservation importance. Proposals having an adverse impact on the integrity of such sites, either alone or in combination, that cannot be avoided or adequately mitigated to remove any adverse effect, will not be permitted other than in exceptional circumstances.

These circumstances will only apply where a Habitats Regulations Assessment has been undertaken and it has not been possible to conclude no adverse effect on integrity (either alone or in-combination) and:

- there are no suitable alternatives;
- there are imperative reasons of overriding public interest; and
- necessary compensatory provision can be secured.

Development will only be permitted where the local planning authority is satisfied that any necessary avoidance and / or mitigation measures are included to ensure there are no adverse effects on integrity either alone or in-combination.

Development proposals that are likely to, or have the potential to, have an adverse effect, either alone or in combination, on European designated sites must satisfy the requirements of the Habitats Regulations (or any superseding similar UK legislation, post the UK leaving the EU), determining site specific impacts (which could be off-site as well as on-site) and avoiding or mitigating against impacts where identified.

Mitigation may involve providing or contributing towards a combination of the following measures:

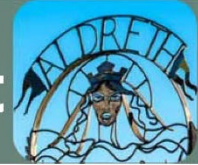
- Access and visitor management measures within the designated site;
- Improvement of existing greenspace and recreational routes;
- Provision of alternative natural greenspace and recreational routes;
- Monitoring of the impacts of new development on European designated sites to inform the necessary mitigation requirements and future refinement of any mitigation measures;
- Other potential mitigation measures to address air pollution impacts e.g. emission reduction measures, on site management measures.

Where avoidance or mitigation measures are necessary there is likely to be a requirement to undertake monitoring of the effectiveness of such measures to inform the necessary mitigation requirements and any future refinements

DO YOU SUPPORT THIS POLICY?



Natural Environment



IMPORTANT VIEWS

The parish benefits from some impressive long-distance views of the fens and Ely Cathedral. There are also a number of long-distance views looking towards built-up areas of the Parish. These are identified in the Plan

Inappropriate development within the Development Envelopes could have a detrimental impact on these views.

Where necessary, a Landscape Visual Impact Assessment or other evidence as required by the District Council should accompany planning applications to demonstrate how a proposal will not detract from the key landscape and built environment features of identified views.



POLICY HAD8 - PROTECTION OF IMPORTANT VIEWS

Important views from public vantage points either within the built-up area or into or out of the surrounding countryside are identified on the Policies Map. Any proposed development should not detract from the key landscape and built development features of those views as identified in the Neighbourhood Plan Design Codes document.

Proposals for new buildings outside the Development Envelopes will be required to be accompanied by a Landscape Visual Impact Appraisal or other appropriate and proportionate evidence that demonstrates how the proposal can be accommodated in the countryside without having a detrimental impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area.

SETTLEMENT GAPS

While Aldreth and Haddenham Village are distinct and separate built-up areas, there is a danger that uncontrolled and sporadic development along Aldreth Road could water down this gap and eventually result in the coalescence of the two settlements.

This is also the case between Haddenham and Wilburton and along Hill Row.

The Neighbourhood Plan strictly controls development outside the Development Envelopes but it is also necessary to identify the importance of settlement gaps in order to protect the distinctiveness of the settlements and groups of housing within the settlements.

POLICY HAD9 – SETTLEMENT GAPS

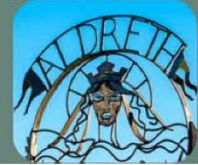
To conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they would not result in the erosion of the settlement gaps identified on the Policies Map.



DO YOU SUPPORT THESE POLICIES?



Natural Environment

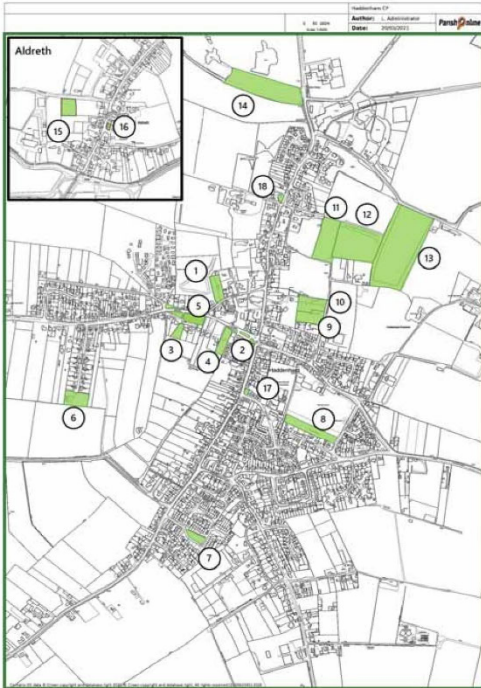


IMPORTANT VIEWS

There are a number of important open areas within the Neighbourhood Area that make significant contributions to the character and setting of the built environment.

National planning policy enables the designation and protection of land of particular importance to local communities as Local Green Spaces in neighbourhood plans. Such designations rule out new development other than in very special circumstances.

We've identified a number of spaces that meet the national definition as illustrated on the map below and which are included in Policy HAD11.



POLICY HAD11 – LOCAL GREEN SPACES

The following Local Green Spaces are designated in this Plan and identified on Map 8 and the Policies Map.

1. The Closed Cemetery, Church Lane
2. The Green
3. Feasts Green, between 4 & 5 Great View
4. Non-Conformist Burial Ground, The Green
5. Feasts Field,
6. Pocket Park, New Town Road
7. Linden Way
8. Allotments
9. Chewells Lane Allotments
10. Chewells Lane Cemetery
11. Bonfire Field, Fairchilds Meadows
12. Pond Field, Fairchilds Meadows
13. Flower Meadow, Fairchilds Meadows
14. Wayman's Pits, Sutton Road
15. Aldreth Recreation Ground
16. Aldreth Play Area
17. Camping Close
18. The Old Pond, Station Road

LIGHT POLLUTION

Inconsiderate lighting and floodlighting could have a significant detrimental impact on the rural character of the villages and add to light pollution.

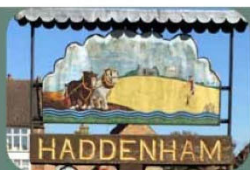
Artificial lighting of development, while increasing a sense of security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. Aspects such as poor design, location or the expulsion of unnecessarily high levels of light can also have a harmful impact.

POLICY HAD10 – DARK SKIES

Dark skies are to be preferred over lighting while ensuring that new developments are secure in terms of occupier and vehicle safety. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security.

Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

DO YOU SUPPORT THESE POLICIES?



Historic Environment



CONSERVATION AREAS

There are two conservation areas within the Neighbourhood Area. The Haddenham Conservation Area was first designated in February 1972 and Hill Row Conservation Area was designated in 2008.

LISTED BUILDINGS

There are 22 buildings in the parish in Historic England's register of Listed Buildings.

BUILDINGS OF LOCAL INTEREST

East Cambridgeshire District Council maintains a Register of Buildings of Local Interest. The Register was adopted in February 2017 and identifies 15 buildings and sites in the Parish of local significance that meet the criteria for inclusion because of their age and condition, historical association, architectural interest, local characteristics and/or townscape significance.

The buildings and sites identified in Haddenham Parish are:

1. Vicarage, Church Lane
2. The Arkenstall Centre, Station Road
3. Manor House, Church Lane
4. Hinton Hall
5. Old Church Hall, Church Lane
6. Old Church of England Burial Ground, Church Lane
7. 20 & 22 High Street, Aldreth
8. 38 High Street, Aldreth
9. 53 & 55 High Street
10. 1 High Street
11. 9-11 High Street
12. 54 & 56 High Street
13. 14 High Street
14. Methodist Church, High Street
15. Vine House, Station Road



POLICY HAD12- BUILDINGS AND FEATURES OF LOCAL INTEREST

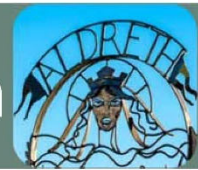
The retention and protection of buildings of local interest, as identified in the East Cambridgeshire Register of Buildings of Local Interest (February 2017) or any adopted subsequent Register will be secured.

Proposals for any works that would lead to the loss of, or substantial harm to, a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.

DO YOU SUPPORT THIS POLICY?



Development Design



DESIGN CODES

The supporting Haddenham Design Codes document provides guidance that seeks to inform the design that any future developments should follow in order to retain and protect the character and distinctiveness of Haddenham Village and Aldreth.

It establishes the following urban design principles which have also informed the design codes and which should be acknowledged, as appropriate, in planning proposals:

DEVELOPMENT PRINCIPLES:

1. Ensure that new development is responsive to the character of surrounding existing development;
2. Ensure new development adds to, or maintains, the rural nature, character and scale of existing development within the Parish;
3. Conserve and enhance the rural landscape and character of the Parish. Preserve the existing open views and natural green buffers, including hedgerows and mature trees;
4. Ensure new development improves access to the rural landscape for new and existing residents.
5. Ensure new development provides spaces that are well-designed for all ages, including older residents, young families, teenagers and children.
6. Ensure that any new development creates a safe, well-designed and accessible environment where crime and disorder, and the fear of crime do not undermine the quality of life and community cohesion;
7. Parking provision to be well-thought out with sufficient car parking spaces associated with each dwelling and to be located inside the development perimeter.



Policy HAD 13 provides a long and complex policy that effectively provides criteria against which all proposals that need planning permission will be assessed depending upon the nature of the proposal.

The policy has a proven track record in other neighbourhood plans but is specific to the local characteristics of Haddenham parish.

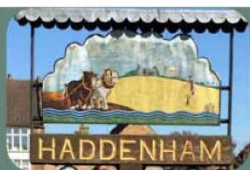
POLICY HAD13 – DESIGN CONSIDERATIONS

Proposals for new development must reflect the local characteristics in the Neighbourhood Plan Area and create and contribute to a high quality, safe and sustainable environment. Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 1 of the Neighbourhood Plan and take account of the National Model Design Codes and the Haddenham Design Codes (December 2020). In addition, proposals will be supported where they:

- a. Recognise and address the key features, characteristics, landscape/ building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
- b. Maintain the locality's sense of place as defined in the Haddenham Design Code;
- c. Do not involve the loss of gardens, open, green or landscaped areas, which make a significant contribution to the character and appearance of locality or Parish as a whole;
- d. Taking mitigation measures into account, do not affect adversely:
 - i. Any historic, architectural or archaeological heritage assets of the site and its surroundings, including those identified Buildings of Local Significance and the Listed Buildings;
 - ii. Important landscape characteristics including trees, ancient hedgerows, green edges and other prominent topographical features identified in the Design Code document;
 - iii. Identified important views into, out of, or within the settlements as identified on the Policies Map;
 - iv. Sites, habitats, species and features of ecological interest;
 - v. The amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- e. Do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- f. Produce designs that respect the character, scale and density of the locality;
- g. Produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided in accordance with adopted guidance and designed to be integrated into the development without creating an environment dominated by vehicles and seek always to ensure satisfactory permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- h. Wherever possible ensure that development faces on to existing roads;
- i. Do not result in water run-off that would add-to or create surface water flooding;
- j. Where appropriate, make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards;
- k. Include suitable ducting capable of accepting fibre to enable superfast broadband; and
- l. Provide one electric vehicle charging point per new off-street parking place created.

DO YOU SUPPORT THIS POLICY?

Box 13



Development Design



SUSTAINABLE BUILDING

The Neighbourhood Plan has limited powers to require developments to meet energy saving standards, especially in the construction of new homes. However, that does not stop the encouragement of the incorporation of measures in development that meet the energy hierarchy (in order of preference) of:

1. Minimising energy demand;
2. Maximising energy efficiency;
3. Utilising renewable energy;
4. Utilising low carbon energy; and
5. Utilising other energy sources.

POLICY HAD14 – SUSTAINABLE BUILDING PRACTICES

Proposals that incorporate current best practice in energy conservation, including maximising the benefits of solar gain in site layouts and orientation of buildings, will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.



FLOODING AND SUSTAINABLE DRAINAGE

The built-up areas of Haddenham and Aldreth are on relatively higher ground than the surrounding landscape and outside the high risk Flood Zones. National planning policy restricts the type of development that can take place in the areas likely to flood.

There are locations where the risk of surface water flooding is high. It is essential that development proposals do not add to this risk through creating surfaces where rainwater can run-off into the highway or neighbouring sites and create new or exacerbate existing surface water flooding problems.

New development will be required, where appropriate, to make provision for the attenuation and recycling of surface water and rainwater through Sustainable Drainage Systems

POLICY HAD15 - FLOODING AND SUSTAINABLE DRAINAGE

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.

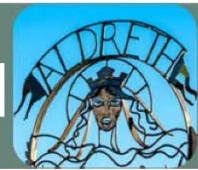
Proposals should, as appropriate include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/ recreational areas, and biodiversity benefits; and
- rainwater and stormwater harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved.

DO YOU SUPPORT THIS POLICY?



Highways and Travel



THE ROAD NETWORK

Neighbourhood plans are relatively restricted on what they can do to manage and improve highways as most improvements do not require planning permission and consequently do not need to have regard to planning policies.

Because of this, the Neighbourhood Plan does not contain any policies for highway improvements.

The adopted Local Plan notes that the top priority for improvements in Haddenham "is to reduce the speed and volume of traffic, particularly lorries, coming through Haddenham." Furthermore, the Local Plan states that "The District Council will work with the Parish Council and County Council to explore options and secure funding for traffic management schemes in Haddenham".

It is essential that any schemes have regard to the historic characteristics of the village and that measures are appropriate for use in the conservation areas.



The Plan supports:

- proposals to declassify the A1123 and the A1421 to enable road safety measures to be implemented, including traffic calming and the implementation of a weight restriction to stop the large flow of "through" HGV's taking shortcuts.
- a 20 mph and traffic calming scheme to cover Wilburton Road/Duck Lane, the Rampart and High Street from Linden End to the crossroads.

COMMUNITY ACTION 1 - HIGHWAY IMPROVEMENTS

The Parish Council will continue to lobby the County Council and District Council to explore options and secure funding for traffic management schemes that have regard to the historic environment.



COMMUNITY ACTION 2 - HIGHWAY VERGES

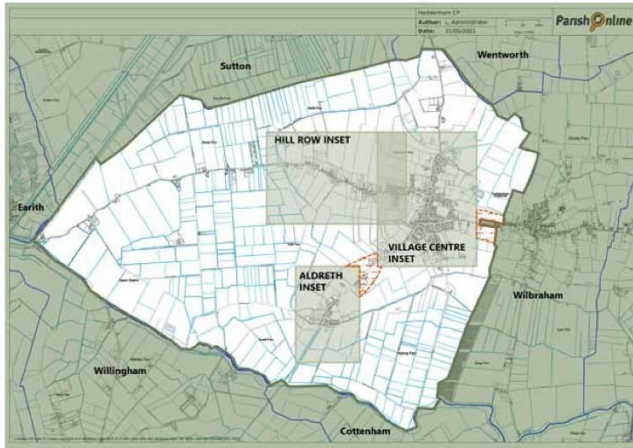
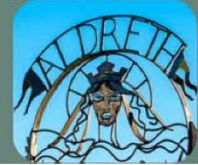
The Parish Council will work with the County Council to ensure that roadside verges are not removed or damaged by the highway works and statutory undertakers utility works..



DO YOU SUPPORT THESE COMMUNITY ACTIONS?

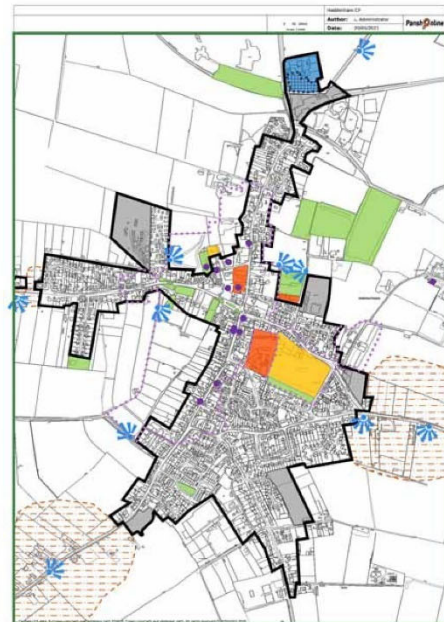


Policies Maps



Policies Map and Inset Map Key

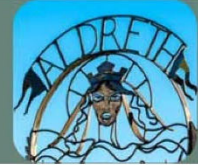
- Development Envelope (HAD1, HAD2)
- Existing Residential Planning Permissions
- Existing Business Park
- Haddenham Business Park Extension (HAD4)
- Existing Facilities (HAD5)
- Sport and Recreation Facilities (HAD6)
- Important Views (HAD8, HAD15)
- Settlement Gap (HAD9)
- Local Green Space (HAD11)
- Buildings and Features of Local Interest (HAD12)
- Conservation Area



DO YOU SUPPORT THE DESIGNATIONS ON THE POLICIES MAPS?



What next?



Consultation on the Neighbourhood Plan ends on Monday 18 October

At the end of the consultation the Steering Group will review all your submitted comments, as well as those from organisations such as the District Council, Natural England, Historic England and the Environment Agency, before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to East Cambridgeshire District Council.

Further Consultation

East Cambridgeshire will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

Examination

The Independent Examiner will review the Plan and consider any objections to it. The Examiner must consider:

- whether having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to approve the neighbourhood plan;
- the approval of the neighbourhood plan contributes to the achievement of sustainable development;
- the approval of the neighbourhood plan is in general conformity with the strategic policies contained in the East Cambridgeshire Local Plan;
- the approval of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations (despite Brexit).

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the parish.

Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised and paid for by East Cambridgeshire District Council in the same way as a local election. Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

You can submit your comments on the Draft Neighbourhood Plan online via the Parish Council website or, if you don't have the internet, by completing a comments form and sending it to the address on the form.

Why not complete a form today?

Thank you for visiting the Neighbourhood Plan consultation event today

Appendix 3 – Statutory Consultees Notified of Regulation 14 Consultation

Cambridgeshire & Peterborough Combined Authority	Fenland District Council
Huntingdonshire District Council	East Cambridgeshire District Council
King's Lynn and West Norfolk	Greater Cambridge Shared Planning
West Suffolk Council	Cambridgeshire County Council
Homes England	Natural England
Environment Agency	Historic England
Network Rail	Highways England
Marine Management Organisation	BT Openreach
Mobile Operators Association	Anglian Water Services Limited
Cambridgeshire & Peterborough NHS Foundation Trust	Cambridgeshire County Council (LLFA)
Cambridgeshire PCT	Haddenham Level Drainage Commissioners
National Grid	NHS Cambridgeshire and Peterborough CCG
NHS Property Services Ltd	UK Power Networks
Western Power Distribution	Ashley Parish Council
Ashley Parish Council	Bottisham Parish Council
Brinkley Parish Council	Burrough Green Parish Council
Burwell Parish Council	Cheveley Parish Council
Chippenham Parish Council	City of Ely Council
Coveney Parish Council	Dullingham Parish Council
Fordham Parish Council	Reach Parish Council
Isleham Parish Council	Kirtling Parish Council
Little Downham Parish Council	Little Thetford Parish Council
Lode Parish Council	Mepal Parish Council
Snailwell Parish Council	Soham Town Council
Stetchworth Parish Council	Stretham Parish Council
Sutton Parish Council	Swaffham Bulbeck Parish Council
Swaffham Prior Parish Council	Wentworth Parish Council
Westley Waterless Parish Council	Wicken Parish Council
Wilburton Parish Council	Witcham Parish Council
Witchford Parish Council	Woodditton Parish Council
Beck Row, Holywell Row and Kenny Hill Parish Council	Carlton Parish Council
Chatteris Parish Council	Colne Parish Council
Cottenham Parish Council	Cowlinge Parish Council
Dalham Parish Council	Earith Parish Council
Exning Parish Council	Feltwell Parish Council
Fen Ditton Parish Council	Freckenham Parish Council
Great Bradley Parish Council	Herringswell Parish Council
Hilgay Parish Council	Hockwold cum Wilton Parish Council
Horningsea Parish Council	Kentford Parish Council
Lakenheath Parish Council	Lidgate Parish Council
Little Wilbraham Parish Council	Manea Parish Council
Moulton Parish Council	Newmarket Town Council
Ousden Parish Council	Red Lodge Parish Council
Southery Parish Council	Stow cum Quy Parish Council
Waterbeach Parish Council	Welney Parish Council
West Row Parish Council	Willingham Parish Council

Appendix 4 – Statutory Consultee Consultation Notice

HADDENHAM AND ALDRETH (EAST CAMBRIDGESHIRE) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Haddenham Parish Council is undertaking a Pre-Submission Consultation on the Draft Haddenham and Aldreth Neighbourhood Plan. East Cambridgeshire District Council has provided your details as a body/individual we are required to consult and your views on the Draft Neighbourhood Plan would be welcomed.

The full plan and supporting documents can be viewed [here](#) together with information on how to send us your comments. This Pre-Submission Consultation runs until **Monday 18 October 2021**.




We look forward to receiving your comments. If possible, please submit them online at <https://www.smartsurvey.co.uk/s/HaddenhamNP/> or, if that is not possible, please send them in a reply to this email.




Many Thanks,




Tor Taylor PSLCC
Clerk & RFO
Haddenham Parish Council



www.haddenham-pc.gov.uk
01353 749919




Appendix 5 - Summary of comments




1. Do you support the content of Sections 1, 2 and 3?				
Answer Choices			Response Percent	Response Total
1	Yes		71.05%	27
2	No		5.26%	2
3	No opinion		23.68%	9
			answered	38
			skipped	2

2. Do you support the Vision and Objectives in Section 4?				
Answer Choices			Response Percent	Response Total
1	Yes		76.92%	30
2	No		2.56%	1
3	No opinion		20.51%	8
			answered	39
			skipped	1

3. Do you support Policy HAD1 – Spatial Strategy?				
Answer Choices			Response Percent	Response Total
1	Yes		64.10%	25
2	No		15.38%	6
3	No opinion		20.51%	8
			answered	39
			skipped	1

4. Section 5. Planning Strategy - Other than Policy HAD1, do you have comments on Section 5?				
Answer Choices			Response Percent	Response Total
1	Yes		36.84%	14
2	No		63.16%	24
			answered	38
			skipped	2




5. Do you support Policy HAD2 – Housing?				
Answer Choices			Response Percent	Response Total
1	Yes		76.92%	30
2	No		5.13%	2
3	No opinion		17.95%	7
			answered	39
			skipped	1



6. Do you support Policy HAD3 - Housing Mix?				
Answer Choices			Response Percent	Response Total
1	Yes		69.23%	27
2	No		15.38%	6
3	No opinion		15.38%	6
			answered	39
			skipped	1




7. Section 6 – Housing. Other than Policies HAD2 and HAD3 do you have comments on Section 6?				
Answer Choices			Response Percent	Response Total
1	Yes		35.14%	13
2	No		64.86%	24
			answered	37
			skipped	3




8. Do you support Policy HAD4 – Haddenham Business Park Extension?				
Answer Choices			Response Percent	Response Total
1	Yes		70.27%	26
2	No		16.22%	6
3	No opinion		13.51%	5
			answered	37
			skipped	3




9. Do you support Policy HAD5 – Protecting Existing Services and Facilities?				
Answer Choices			Response Percent	Response Total
1	Yes		84.62%	33
2	No		2.56%	1
3	No opinion		12.82%	5
			answered	39
			skipped	1




10. Do you support Policy HAD6 – Sport and Recreation Facilities?				
Answer Choices			Response Percent	Response Total
1	Yes		72.97%	27
2	No		13.51%	5
3	No opinion		13.51%	5
			answered	37
			skipped	3




11. Section 7 – Employment, Services and Facilities. Other than Policies HAD4 to HAD6 do you have comments on Section 7?				
Answer Choices			Response Percent	Response Total
1	Yes		46.15%	18
2	No		53.85%	21
			answered	39
			skipped	1



12. Do you support Policy HAD7 – Conserving and Enhancing Internationally Designated Sites?				
Answer Choices			Response Percent	Response Total
1	Yes		64.10%	25
2	No		20.51%	8
3	No opinion		15.38%	6
			answered	39
			skipped	1




13. Do you support Policy HAD8 – Protection of Important Views?				
Answer Choices			Response Percent	Response Total
1	Yes		81.58%	31
2	No		7.89%	3
3	No opinion		10.53%	4
			answered	38
			skipped	2



14. Do you support Policy HAD9 – Settlement Gaps?				
Answer Choices			Response Percent	Response Total
1	Yes		87.18%	34
2	No		2.56%	1
3	No opinion		10.26%	4
			answered	39
			skipped	1




15. Do you support Policy HAD10 – Dark Skies?				
Answer Choices			Response Percent	Response Total
1	Yes		87.18%	34
2	No		2.56%	1
3	No opinion		10.26%	4
			answered	39
			skipped	1



16. Do you support Policy HAD11 – Local Green Spaces?				
Answer Choices			Response Percent	Response Total
1	Yes		78.38%	29
2	No		13.51%	5
3	No opinion		8.11%	3
			answered	37
			skipped	3




17. Section 8 – Natural Environment. Other than Policies HAD7 to HAD11, do you have comments on Section 8?				
Answer Choices			Response Percent	Response Total
1	Yes		45.71%	16
2	No		54.29%	19
			answered	35
			skipped	5



18. Do you support Policy HAD12 – Buildings and Features of Local Interest?				
Answer Choices			Response Percent	Response Total
1	Yes		83.78%	31
2	No		5.41%	2
3	No opinion		10.81%	4
			answered	37
			skipped	3




19. Section 9 – Historic Environment. Other than Policy HAD12, do you have comments on Section 9?				
Answer Choices			Response Percent	Response Total
1	Yes		29.73%	11
2	No		70.27%	26
			answered	37
			skipped	3




20. Do you support Policy HAD13 – Design Considerations?				
Answer Choices			Response Percent	Response Total
1	Yes		75.00%	27
2	No		5.56%	2
3	No opinion		19.44%	7
			answered	36
			skipped	4


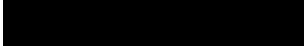
21. Do you support Policy Policy HAD14 – Sustainable Building Practices?				
Answer Choices			Response Percent	Response Total
1	Yes		91.43%	32
2	No		0.00%	0
3	No opinion		8.57%	3
			answered	35
			skipped	5




22. Do you support Policy HAD15 – Flooding and Sustainable Drainage?				
Answer Choices			Response Percent	Response Total
1	Yes		81.08%	30
2	No		10.81%	4
3	No opinion		8.11%	3
			answered	37
			skipped	3

23. Section 10 – Development Design. Other than Policies HAD13 to HAD15, do you have comments on Section 10?				
Answer Choices			Response Percent	Response Total
1	Yes		29.73%	11
2	No		70.27%	26
			answered	37
			skipped	3

24. Do you support Community Action 1 – Highway Improvements?				
Answer Choices			Response Percent	Response Total
1	Yes		76.32%	29
2	No		13.16%	5
3	No opinion		10.53%	4
			answered	38
			skipped	2

25. Do you support Community Action 2 – Highway Verges?				
Answer Choices			Response Percent	Response Total
1	Yes		87.18%	34
2	No		2.56%	1
3	No opinion		10.26%	4
			answered	39
			skipped	1

26. Section 11 – Highways and Travel. Other than the Community Actions, do you have comments on Section 11?				
Answer Choices			Response Percent	Response Total
1	Yes		44.44%	16
2	No		55.56%	20
			answered	36
			skipped	4

27. Do you support the contents of the Policies Map?				
Answer Choices			Response Percent	Response Total
1	Yes		68.57%	24
2	No		11.43%	4
3	No opinion		20.00%	7
			answered	35
			skipped	5

28. Appendix 1. Do you have any comments on Appendix 1?				
Answer Choices			Response Percent	Response Total
1	Yes		17.14%	6
2	No		82.86%	29
			answered	35
			skipped	5

29. Do you have any other comments on the Draft Neighbourhood Plan?				
Answer Choices			Response Percent	Response Total
1	Yes		51.43%	18
2	No		48.57%	17
			answered	35
			skipped	5

Appendix 6 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The table is laid out in Plan order with the general comments following the comments on the policies. Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
Sections 1, 2 and				
X		There is no need of further large scale (CLT) planning as the village has an aging population which will provide more than enough properties in the coming years. The desire to remain at village size should be paramount.	The Plan does not propose additional housing estates over and above those that already have planning permission.	None
R Gildersleeve	-	Very clearly expressed.	Noted	None
S MacEachern	-	<p>1.3 Neighbourhood plans are, effectively, powerless in the face of Council/government policy. Although I am filling out this survey, I have no expectation that it will achieve anything.</p> <p>3.2 It appears that housing and economic development has priority over environment – this seems retrograde when it is increasingly clear how impoverished Britain's biodiversity has become. Few plans for growth and infrastructure improve the environment or mitigate climate change. These feel like box-ticking words that bear little resemblance to reality.</p>	<p>The Neighbourhood Plan, when complete, will form part of the statutory development plan against which planning decisions must be made.</p> <p>Noted</p>	None
A Padmore	-	1.7 page 6. Does it still have to be compatible with EU obligations?	Yes, the EU Obligations have not been rescinded despite Brexit.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
N Kirby	-	Useful and informative background which sets the context well for the village plan.	Noted	None
J Reeve	-	Textual errors: 2.1 "tow" should be "low"; 2.4 the canoe was Bronze Age NOT Saxon! 2.6 17 Inns and 27 beerhouses have been identified over time - to date (NOT 28!) and certainly none from 1086 when the 3,333 eels were recorded!! Where did this text come from?? 1st ordnance survey map is 1887 NOT 1888. 2.7 there are TWO 20th century Baptist chapel buildings, one in Haddenham still in use for religious purposes and the other in Aldreth, used as a community centre.	The Plan will be amended	Amend Section 2 to correct errors.
G Roberts	Engineer, Middle Level Commissioners	The following comments are made on behalf of the Haddenham Level Drainage Commissioners. The drainage area of the Haddenham Level Drainage Commissioners ('the Commissioners') is within the area covered by the Haddenham and Aldreth Parish Council and the Commissioners welcome the opportunity to comment on the draft Neighbourhood Plan.	Noted	None
C Prescott	-	2.8 - should be mentioned that one of the bus services is once per day, and that there is no bus service on Sundays.	The Plan will be amended	Amend Para 2.8 to accurately reflect the frequency of buses.
G Roberts	-	I am in support of the Neighbourhood Plan which seeks to secure appropriate development within the village. The policies should ensure that development is appropriate in scale and design and avoid any adverse impacts on the local environment.	Noted	None
C Presnell	-	Section 1 - Development should always have full regard to national planning policy with particular reference to Biodiversity. Any development should take into account	Noted	Amend the history paragraphs of

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>that the UK is in a Biodiversity Crisis and there is a duty to protect Biodiversity.</p> <p>Section 1 and 2 refer to the "traditional Orchard". It should be that "old Orchard" are recognised as one of the most valuable habitats for wildlife. More than 2,000 species of insect have been found inhabiting one orchard in the UK. These are Biodiversity hotspots and should be preserved.</p> <p>Please see the following from Professor David Goulson, School of Life Sciences, University of Sussex, to Whom It May Concern: "Old orchards are recognised as one of the most valuable habitats for wildlife. More than 2,000 species of insect have been found inhabiting a single orchard in the UK, making them biodiversity hotspots. Sadly, about 90% of these orchards were lost in the twentieth century. Given that we are in the midst of a biodiversity crisis, the remaining old orchards should be preserved as a high priority."</p> <p>I note Section 3.3 states "development outside the boundary will be strictly controlled". The Parish Council should be mindful of the policies it is promoting given the positive support it gave to the Orchard development which was outside of the Local Plan development envelope, especially as it opposed other developments similarly outside the development envelope on many grounds equally applicable to the Orchard site.</p>	<p>Noted - Section 2 will be amended</p> <p>Noted</p>	<p>Section 2 to correct errors.</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
Vision and Objectives				
X		Desirability is not going to be achieved if there is continual building which in turn creates vehicle movements be they car, delivery of through traffic as places such as Sutton, Chatteris, March continue to grow and use this village to get to where the work is in Cambridge. Further all industrial development should be directed to Ely and not in the village where once again traffic will be an overriding annoyance. There are insufficient safe pathways, no cycle paths and the current pavements are dangerous. Sadly the Parrish council don't want to see the issues of safety, poor air and noise. Words on paper need to have actions behind then and these issues have been talked about for years.	Noted	None
R Gildersleeve	-	We all had an opportunity to contribute to the shaping of the vision and identification of the objectives. So pleased some of the children in Robert Arkenstall School contributed their ideas - imaginative and thought-provoking	Noted	None
S MacEachern	-	4.3 & Objectives 6&7 The two goals seem incompatible with approved development in Metcalfe Way in one of Haddenham's few patches of woodland; housing off Chewell's Lane severely impacting the allotments, Fairchild's Meadow and safety of pedestrians heading for walks in the Meadows and beyond; plus proposed football field development in the last truly rural area adjacent to Haddenham. Objectives 10,11,12. Fine words but no detail on 'how'.	The Neighbourhood Plan needs to take a balanced approach in meeting the needs of the population and protecting and enhancing the natural environment and services.	None
N Kirby	-	A clear well articulated vision and objectives. I particularly support the focus on affordable housing and considered development and maintenance of employment opportunities.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
G Roberts	Engineer, Middle Level Commissioners	<p>The Commissioners are an autonomous water level and flood risk management authority, defined as a Risk Management Authority (RMA), as identified by Defra, and together with various County and District Councils and other stakeholders are members of various Flood Risk Management Partnerships.</p> <p>As members of such partnerships we would generally promote issues that improve water level management and reduce flood risk on our systems, in accordance with the respective policy statements. Please be advised that: All the RMA primary powers are under the Land Drainage Act 1991 and its byelaws, policy statements and other relevant documentation, but sections of the Water Industry Act 1991, the Highways Act 1980 and the Flood and Water Management Act 2010 are also relevant.</p> <p>Even though a neighbourhood area has been designated, compliance with the provisions of the relevant Act and the RMA byelaws would still be required.</p>	Noted	None
C Presnell	-	<p>The objectives need to be expanded to define further what they are trying to achieve, for example what is meant by the natural environment and historic character of the area. The plan is currently very generic so would be open to interpretation. For example Objective 12 interpretation of minimising the impact of vehicles on the historic character of the area could favour development on the outskirts of the village, as this would minimise impacts, but obviously at a detriment to other important considerations.</p>	The objectives provide high level principles for the more detailed planning policies that follow later in the Plan.	None
Policy HAD1 – Spatial Strategy				

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
X		No more building in Haddenham should be all that is needed to be said. Aldreth seems to have an attitude of nimbyism about development and the way the roadsides are being developed the village will soon join Wilburton and Aldreth to make a single town with zero facilities. One supermarket that creates traffic congestion should be sufficient proof that the direction of the planners is for personal gain and not for the residents.	Noted	None
R Miners	-	Planning proposal 15/00662/FUL, the large house with a basement swimming pool in Lode Way was not an appropriate scale. For most of the time it was just a large flooded hole which has now thankfully been filled-in. Proposal like this should not have been allowed.	The Neighbourhood Plan cannot undo decisions of the past	None
S MacEachern	-	Difficult to comment unless one has a larger map and detailed knowledge of plots.	Noted	None
A Padmore	-	What is the point of a Neighbourhood plan , if, and when, all land is used up with the Development boundaries, proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and District level policies. They should also be in accordance with the Neighbourhood Plan - At present it seems that the first policy of the plan is not to be relevant on developments outside of the development boundaries.	The Neighbourhood Plan has to be in conformity with the policies in the National Planning Framework, otherwise it will not be allowed to proceed to referendum.	None
J Fitzpatrick	-	I do agree in principle, but the problem is that developers say one thing at the planning stage and then do something else, which contradicts their original plans and it seems that no-one seems to care and by then, it's too late. We are loosing habitat left right and centre and also the nature of	Noted. Development has to be built in accordance with the conditions of a planning permission.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		the village is being eroded by building basically 'dormitory housing'.		
G Roberts	Engineer, Middle Level Commissioners	In terms of governance the Commissioners cannot promote a development unless it was the applicant, say, for one of its assets, or where there is a conservation, flood risk, water level or similar benefit on, say, a Main River system, such as the Ouse Washes.	Noted	None
C Prescott	-	Final paragraph to say: "... will only be permitted when strictly necessary to comply with national policies." That is, District policies should not be able to override HAD1 (which would make HAD1 virtually meaningless.	The Neighbourhood Plan will become part of the statutory development plan for East Cambs when complete and the District Council will have to take note of the policies when considering planning applications.	None
G Roberts	-	<p>Whilst I am in general agreement with the development envelope as drawn it is disappointing to see inappropriate development included within the development envelope, i.e the Orchard on Aldreth Road. This should never have been granted planning permission as it is total contravention of the Local Plan policies. It should be kept outside of the development envelope to highlight this and ensure no future developments can "get away with it". The site was not in the development envelope within the Local Plan.</p> <p>There are several developments along Hill Row with planning permission which do not appear in the development envelope. Just because the Orchard is on the edge of the village it should be within the "settlement gap" and therefore considered outside the envelope.</p>	The Neighbourhood Plan cannot rescind planning permissions and sets robust policies for when development outside the envelope might be appropriate.	None
C Presnell	-	the Orchard site on Aldreth Road should not be included within the development envelope as it is in contravention with the numbered items, especially i and ii. This is	The Neighbourhood Plan cannot rescind planning permissions and sets robust policies for when development	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		inappropriate development and should be highlighted as such. it should not be included in the neighbourhood plan to justify getting planning permission.	outside the envelope might be appropriate.	
J & S Waller		<p>Email 1</p> <p>We know how these things get set in stone - and what happens in 10 years time for example - if any proposal is not within the Village Envelope/Neighbourhood Plan, becomes very complex and sensitive. We know this from experience dealing with the further affordable housing scheme with Sanctuary in the past, where we succeeded after a great deal of work to have a further 22 affordable houses built, something we are very supportive and proud of.</p> <p>It became heated and unpleasant for us, even though the scheme had been envisaged, and access agreed and in place, long beforehand.</p> <p>Our proposal to change the boundary reflects existing legal arrangements with Sanctuary Housing agreed then.</p> <p>We are not envisaging doing anything now - however in the future Sanctuary might wish to have further affordable housing, etc.</p> <p>Please will you forward Ely Design's proposal to Places4People and ask them to alter the boundary, and copy us in to the email.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Places4People do not make the decisions in terms of the content of the Plan and the Parish Council makes such decisions.</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>Email 2</p> <p>We believe including within the boundary an exception site for the Haddenham Community Land Trust (Ovins Rise) off Hill Row, and other sites, and not the extra affordable housing scheme at Northumbria Close and its adjunct off Station Road would not be consistent, and thus the whole boundary would be open to challenge.</p> <p>Please forward these comments to Places4People Planning Consultancy. Thank you.</p> <p>Would you like to meet us today at the access point between the affordable housing scheme and the land beyond it, so you can judge the impact/location for yourself?</p> <p>We could do that at anytime to suit you - before the formal consultation ends.</p> <p>Email 3</p> <p>we just wanted to record before the consultation ended that you and/or indeed anyone else had the opportunity to inspect the gated access at the site of the extra 22 affordable houses, built but not yet included within the Neighbourhood Plan - and view the land, planning for the future up to 2030 using this access, for the extra 9 dwellings agreed at the time, in which are now included a further two affordable houses.</p>	<p>Ovins Close was not an "exception site"</p> <p>Places4People do not make the decisions in terms of the content of the Plan and the Parish Council makes such decisions.</p> <p>It is not considered that this is necessary as there is no need to allocate additional sites for housing development in the Neighbourhood Plan.</p> <p>It is not considered that this is necessary as there is no need to allocate additional sites for housing development in the Neighbourhood Plan.</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>Email 4</p> <p>, the principle of CLTs was that you were allowed to build market homes to pay for affordable housing on land outside existing village envelopes. This is what happened in Haddenham. To regularise matters you have therefore included the Haddenham CLT, which was outside the village envelope, inside the proposed Neighbourhood Plan.</p> <p>You have then consulted on this.</p> <p>I have now had the opportunity of checking with our planning consultant again. He sees no difference between the Haddenham and indeed Stretham CLTs and the scheme we did with Sanctuary Housing which was predicated on having 9 market homes to pay for the 22 affordable.</p> <p>Please change the Neighbourhood Plan boundary. Legally there cannot be one rule for one solution to pay for affordable housing, and a separate rule for another method.</p> <p>Please pass these comments onto Places4People Planning Consultancy. Thank you.</p>	Noted. This is not considered necessary.	
H Wilkinson	Land Allocation c/o AAH Planning Consultants	Please see attached letter.	Comments elsewhere in this schedule	None
	East Cambridgeshire District Council	<p>Policy HAD1 – Spatial Strategy</p> <p>As explained in section 5, the draft plan has reviewed and updates the Development Envelopes for Haddenham, Aldreth and Hill Row, reflecting changes to the built area of the village as a result of recent planning decisions. Once</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>made, these new Development Envelopes will, in effect, replace those set by the Local Plan 2015.</p> <p>The Local Plan 2015's locational strategy concentrates the vast majority of development in the market towns of Ely, Soham and Littleport. In addition, the Local Plan identifies a housing requirement for 'villages' and a rural windfall estimate. ECDC's monitoring of housing completions and committed sites shows that the Local Plan's housing 'target' for the villages and rural windfall has been exceeded. Consequently, there is no strategic requirement to make provision for further growth in the Haddenham Neighbourhood Area. ECDC therefore considers that policy HAD 1 makes adequate provision for the Haddenham Neighbourhood Area's development needs over the plan period.</p> <p>Draft policy HAD1 relies on national and district-level policies to determine proposals located outside of Development Envelopes i.e. in the open countryside. The Local Plan generally limits development in the open countryside (with certain exceptions for some forms of development). Whilst likely compliant with the basic conditions, the draft plan's approach is a potential risk to the integrity of the spatial strategy. For example, in the event that the Local Plan is no longer considered 'up-to-date', the presumption in favour of sustainable development requires permission to be granted unless 'adverse impacts of doing so would significantly and demonstrably outweigh the benefits' – a markedly different test to that applied by the Local Plan.</p>	<p>Noted</p> <p>Policy HAD 1 will be amended to ensure it more closely reflects the content of the adopted Local Plan in terms of the spatial strategy and development in the open countryside.</p>	<p>None</p> <p>Amend Policy HAD1</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>Through the draft Neighbourhood Plan there is an opportunity to provide a locally-specific policy to manage development in the countryside which supports national policy objectives to promote the rural economy and reinforces the development plan's spatial strategy. This could help ensure the planning system remains 'genuinely plan-led'.</p> <p>For the sake of clarity the policy should be consistent in its terminology, using 'Development Envelopes' rather than alternative terms (e.g. 'Settlement Boundary').</p>	The terms used will be amended to ensure consistency	
Section 5 other comments				
X		There was a plan to achieve a set number of properties, this has been exceeded with the proposals in the pipe line so stop building.	Noted	None
R Gildersleeve	-	Engaging blend of accessible text, maps and photos.	Noted	None
N Ball	-	Why is (part of) Northumbria Close not included in the development envelope on Map 3?	The site was granted planning permission as an "exception site" and such development is not normally included within a development envelope.	None
S MacEachern	-	<p>5.2 This highlights the futility of local plans when additional developments are still granted permission.</p> <p>5.3 One only has to think of the huge hole dug in Lode Way for a large house with a swimming pool in the basement, causing noise, vibration and potential damage to neighbours, to realise that 'must not have a detrimental effect' are empty words.</p>	Additional planning permissions were granted because the District Council could not demonstrate that they had a five-years supply of housing land.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
J Howell	Hands off Hinchingsbrooke	5.4 When a development takes place outside the Development Envelope, consideration should be given to possible loss of view/landscape	These matters are dealt with elsewhere in the Plan.	None
J Fitzpatrick	-	CLT - whilst I agree that local first time buyers should be able to have homes that are affordable, the current scheme is essentially a money making exercise, with a few affordable houses thrown in. Its not a case of nimbyism, but the amount of housing being built in the village is ruining it. I'm not confident that there won't be any further significant planning applications that will have a negative affect locally. This includes loosing natural habitat, congestion/pollution/strain on local services etc	Noted	None
G Roberts	Engineer, Middle Level Commissioners	The document including the development envelopes outlined have a bias towards the villages of Haddenham and Aldreth which are located outside of the Commissioners rateable drainage area. The responses and comments made relate to the whole area within the parish boundary, which includes areas within the rateable district. The Commissioners would like to see that the policies of the plan are equally applicable to any development that may occur within its area.	The policies of the Neighbourhood Plan apply to the whole of the parish but will be more applicable to the built-up areas of Aldreth and Haddenham given that this is where the development pressures are.	None
E Wedgwood	-	ii - Historic & natural - Our rights of way and village green areas are important and should be protected from encroachment. Maintenance of trackways/byways and footpath surfaces needs to be done, but their "rural feel" should not be lost. It is important to protect the plants growing on verges and ditch sides and to retain hedge and tree lines. Bury Lane is an example of a wildlife habitat and place for quiet reflection that should be noted in the plan as a green area.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>account 'recent planning decisions which haven't expired and other changes in circumstances since the Local Plan was published.' Development envelopes, or settlement limits, should be regularly reviewed to ensure that they are fit for purpose and can deliver the local housing need.</p> <p>Representations on behalf of the client were also made as part of the Regulation 18 Single Issue Review Stage 1 Consultation Document earlier in 2021. It was previously commented that as part of the review, it was necessary to consider the context of the existing defined development limits in order to establish whether a comprehensive review of the defined development limits is necessary. A review may be required due to changes in planning policy and the housing need and requirements of the District, since the inception of the current development limits and the development they intended to deliver. In addition, it is considered that the concept of development limits is a dated one, and if their reconsideration does not lead to their removal as a whole, then they should be comprehensively reviewed so that it is ensured that any revised Development limits are drawn to deliver the future housing requirement.</p> <p>Therefore, not only should the development limits be reviewed to incorporate recent and current planning decisions and 'other changes in circumstances,' but a more holistic approach should be taken to determine whether the development limits are too tightly drawn, which may restrict growth in the future and any such changes should be in line</p>	<p>There is no need to identify additional housing sites in the Neighbourhood Area to meet the identified housing needs as provided by the District Council.</p> <p>This is not necessary and the approach incorporated in the Neighbourhood Plan is consistent with national and local policy.</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>with any potential development envelope boundaries of the forthcoming Single Issue Local Plan Review.</p> <p>In regards to the second part of Policy HAD1, which seeks to limit development outside of the Settlement Boundary apart from where it is in accordance with National and District Level Policies, it should be considered that GROWTH 2 of the East Cambridgeshire District Local Plan has been considered in numerous appeals to be at least partially inconsistent with the provisions of restricting development in the countryside as per the NPPF. It has been considered that Policy GROWTH 2 seeks to take a more restrictive approach to development within the countryside, looking to safeguard the countryside for its own sake rather than taking a more holistic approach. Furthermore, it is considered that GROWTH 2 is intrinsically linked with Policy GROWTH 1, which ECDC have acknowledged as being out of date. We would suggest that Policy HAD1 of the HANDP cannot be consistent with the NPPF and the District Level policies in this regard when the District Policies themselves are not considered to be fully consistent with the NPPF and may be subject to review, as part of the Single Issue Local Plan review.</p> <p>In such circumstances, it is difficult to comprehend how the Neighbourhood Plan can be brought forward without an up-to-date housing requirement for the District and an up-to-date housing strategy to take account of. Further, the policy perpetuates the theme of protection of the open countryside for its own sake, and its limitations are contrary to the balanced approach of the NPPF 2021. The NPPF has</p>	<p>Notwithstanding Policy GROWTH 2 of the Local Plan, the policy approach is consistent with the NPPF.</p> <p>The Neighbourhood Plan has to be prepared to be in conformity with the strategic policies of the adopted Local Plan. The Local Plan Single Issue Review is at an early stage of its preparation and that work will not be complete until after the Neighbourhood Plan. Should there emerge a housing requirement for Haddenham as a result of the Single</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		never and still does not provide for a restrictive approach to development outside settlements in this manner. It does not protect the countryside for its own sake or prescribe that development in such locations has to be in accordance with District level policies. The policy, as worded, opposes the balancing exercise and precludes otherwise sustainable development by default and thereby defeats the presumption in its favour and section 38 (6) of the planning act.	Issue Review, legislation is in place to enable the Neighbourhood Plan to be reviewed.	
Policy HAD2 – Housing				
X		Does the council agree, you have reached the required number	The “required numbers” are always set as minimums when plans of this nature are prepared. The policies of the Neighbourhood Plan will help prevent inappropriate development.	None
R Gildersleeve	-	This is a complex area which will be of importance to most members of our parish. Controlling both the quantity and quality of future housing is vital if we are to maintain the character of our community for future generations.	Noted	None
S MacEachern	-	Infill not always a good idea as removes green spaces in favour of densely built-up ribbons along all roads, particularly if it removes gardens.	Noted	None
J Fitzpatrick	-	In principle yes, but are we at the mercy of planning being granted by ECDC or Government, so the actual wants of the village are overridden?	Noted	None
G Roberts	Engineer, Middle Level Commissioners	No comments	Noted	None
C Prescott	-	Policy HAD2 should omit "and infill plots".	This would be contrary to the NPPF and would not pass examination.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
G Roberts	-	It is good to see the village can already meet its contribution to East Cambs housing targets. There is limited room in the village for large scale developments which would place undue pressure on services and facilities.	Noted	None
H Wilkinson	Land Allocation c/o AAH Planning Consultants	<p>Policy HAD2 – Housing details that the HANDP provides for at least 161 additional dwellings to be developed in the NDP area between 2019 and 2031. It considers that this growth will be met through the implementation of planning permissions that have not been completed as at 1st April 2019 and new planning permission granted between 1st April 2019 and 31st March 2021. It also considers that this growth will be met through small ‘windfall’ sites and infill plots within the Development Envelopes, which may come forward over the Plan period.</p> <p>Paragraph 6.1 of the HANDP details that the ECDC 2015 Local Plan had identified two sites within Haddenham for new housing development and that including these two sites, it was anticipated that at least 103 new dwellings would be built in Haddenham Village between 2013 and 2031 with a further 10 dwellings in Aldreth village, giving a total of 113 across the parish. Paragraph 6.2 states that the ‘District Council have set a housing requirement for the Neighbourhood Plan based on the current strategy and requirements in the adopted Local Plan.’ It continues ‘The figure is also supported by the Local Plan Single Issue Review consultation referred to above which concludes that there is no need to identify additional sites for housing across East Cambridgeshire. The requirement is 161 additional dwellings between 1st April 2019 and 31st March 2031. This figure is equal to the number of dwellings with</p>	<p>Noted</p> <p>Noted</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>planning permission that hadn't been completed as at 1st April 2019.'</p> <p>Firstly, it is of central importance to note that ECDC acknowledge that Policy GROWTH 1 of the ECDC Local Plan 2015, which details the housing requirements for the District up until 2031 as well as the provisions of jobs and retail floorspace requirements, as being out of date which in turn means that the housing requirement detailed within Policy GROWTH 1, is also out of date. It is acknowledged that the Single Issue Local Plan Review is considering the housing requirement for the District, and currently considers a Local Housing Need Figure of 592.28 is required. It should be noted that this was published prior to the affordability ratio data being released in March 2021 and re-calculating the Local Housing Need utilising the Standard Method inclusive of the current affordability ratio is likely to raise the local housing need figure above what was previously considered in the ECDC Local Plan 2015, as well as that which is currently being considered as part of the Single Issue Local Plan Review. In addition, it was noted that the housing need figure suggested in the Single Issue Local Plan review did not provide an uplift for economic growth and should also take into consideration the impact of the coronavirus pandemic on the house building industry. Furthermore, a buffer of 20% should be applied to the housing need figure in order to ensure the housing requirement is future-proofed with enough flexibility, choice and competition provided for in the housing market, reflecting government guidance. Therefore, considering the above, it is not unreasonable to suggest that the housing</p>	<p>ECDC are undertaking a Single Issue Review of the housing requirement in the Local Plan. Currently this is at an early stage and is unlikely to be completed until after the Neighbourhood Plan. Should there emerge a housing requirement for Haddenham as a result of the Single Issue Review, legislation is in place to enable the Neighbourhood Plan to be reviewed.</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>need figure is likely to be subject to change, which therefore, may also increase the housing need requirements in villages such as Haddenham. In addition, any housing figure which has been derived utilising the standard method, should be seen as a minimum. Unless Policy HAD2 also reflects these likely changes of the Single Issue Local Plan Review, it is highly likely that the housing requirement included in the HANDP will be out of date, would not accord with District Level policies and therefore lead to the HANDP not being positively prepared.</p> <p>The HANDP should respond to the Governments key objective of boosting the supply of housing, which a neighbourhood plan utilising a lower housing figure with a lack of allocations is unlikely to achieve. It is noted that the Single Issue Review does not seek to allocate additional sites for housing, and representations on behalf of the client have already been made on this. Furthermore, there is no current evidence provided with this Regulation 14 consultation as to determine whether those planning permissions that have not been completed as at April 1st 2019 and new planning permissions granted between 1st April 2019 and 31st March 2021 are deliverable. Without additional evidence in this regard, questions are raised as to how the plan can be positively prepared, ensuring it will provide for enough housing in the neighbourhood plan area over the plans lifetime.</p> <p>It is important to consider the two sites identified within Haddenham for new housing development. Allocation HAD1, Land off Rowan Close, was considered to have the</p>	<p>There is no national or local evidence to suggest that there is a significant additional requirement for housing in Haddenham during the neighbourhood plan period.</p> <p>Noted.</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>potential capacity for 15 homes, but through application 16/01642/FUL, only seems to have sought permission for 9 dwellings. Since this site has already been built out, it can no longer be considered available and should not be included within the 161 dwellings as per policy HAD2. Allocation HAD2 has recently gained full planning permission for 24 dwellings, and therefore it is reasonable to consider that the site is deliverable and developable. Whilst the HANDP does not seek to allocate sites, as per Paragraph 044 (Reference ID: 41-044-20190509) of the PPG, it should be noted that sites allocated in strategic plans should not be re-allocated in neighbourhood plans.</p> <p>In addition to the concerns we have with the overall housing provisions identified within Policy HAD2, it is also important to consider affordable housing, which we note the HANDP does not address directly through a separate policy. Paragraph 6.4 states that 'a specific 'local needs' housing survey has not been undertaken as part of the Neighbourhood Plan preparation process but affordable housing planning policies in the adopted Local Plan and in the NPPF would apply should a specific need be identified during the lifetime of the Neighbourhood Plan.' Whilst an affordable housing policy is not strictly required to form part of the HANDP, it is disappointing to see that the HANDP has not been informed by a local housing needs survey. Our client, in support of their site, has undertaken such a survey which has demonstrated that not only is there a need for further market housing with Haddenham, but an acute and urgent need for affordable housing within the Parish, which has historically and chronically been under-</p>	<p>Mechanisms are in place to provide affordable housing to meet local needs and an active Community Land Trust is already delivering such developments.</p> <p>There is no requirement to undertake a specific local needs housing survey as part of the Neighbourhood Plan preparation.</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		delivered for a number of years which has subsequently led to a substantial shortfall. This need is further compounded by the affordability issues that Haddenham faces, which we note is recognised in paragraph 6.3 of the HANDP. Without acknowledging and addressing such need, it should be considered that the HANDP is not positively prepared.		
Policy HAD3 - Housing Mix				
R Gildersleeve	-	Absolutely clear policy statement	Noted	None
G Hackney	-	I do not agree that we need more 3 bedroom houses. Just comparing Haddenham with rest of East Cambs requires that the housing mix in East Cambs is correct! The whole area needs more starter homes.	Noted	None
S MacEachern	-	So vague that it is not worth commenting on. Infills, in particular, always seem to be large 4-5 bedrooms houses. This is born out by the table in 6.6. It seems that developers prefer large houses and so planning permission should only allow developments that fulfil local needs – starter homes, bungalows for the elderly, etc.	Noted	None
J Fitzpatrick	-	But, in addition to 3 bedroomed, we also need to consider the needs of people who will not be able to afford those and also allow for smaller properties, esp for local first time buyers, rather than people moving from more expensive areas who would be able to afford those homes.	The Plan does not preclude smaller homes for first-time buyers if that need is evident at the time of the development.	None
G Roberts	Engineer, Middle Level Commissioners	No comments	Noted	None
C Prescott	-	Amend HAD3 to say "...Proposals that deliver upto three bedrooms will be supported where consistent with HAD1 and HAD2."	Such an amendment cannot be supported by evidence that precludes an element of larger homes.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
G Roberts	-	<p>The housing mix should contain more 1 and 2 as well as 3 bed properties. The policy is not consistent with the residents survey which shows more starter, affordable and family homes is needed. A mix of 1 and 2 in addition to 3 bed properties will allow a wider mix for young people and young families to get established in the village as well as mid-aged families which to move up the property ladder. Even 3x bed dwellings are expensive and unaffordable to young people and families.</p> <p>This will provide better means to readdress the high percentage of 4,5 & 6 bed and retirement properties in the village to avoid the village becoming a retirement home</p>	The Plan does not preclude smaller homes.	None
C Presnell	-	<p>I find it of grave concern that over the last 20 years the Parish Council has engineered the village to contain so many large houses.</p> <p>there should be more emphasis on 1 and 2 bed starter homes to cater for those young people who wish to stay in the village and are not ready for families or who are just starting families.</p> <p>3x bed homes are also unaffordable for young people or young families who need to get on to the property ladder.</p> <p>Property developments should include facilities for off-street parking and recycle bins</p>	<p>The Plan does not preclude smaller homes.</p> <p>These matters are addressed in the Plan</p>	None
H Wilkinson	Land Allocation c/o AAH Planning Consultants	The preamble to Policy HAD3 considers that the Parish has a higher proportion of houses with five or more bedrooms compared with East Cambridgeshire as a whole, and a smaller proportion of three-bedroomed houses. Therefore,	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>Policy HAD3 seeks for housing developments to meet the existing and future needs of the Neighbourhood Plan Area with support to be given to proposals which deliver homes with three bedrooms.</p> <p>Considering the acute need for affordable housing within Haddenham, Policy HAD3 is considered to be an overly restrictive policy. In addition, consideration should be given to those homes which will deliver homes that meet the Lifetime Homes Standard requirements. As per Policy HOU 1 of the ECDC Local Plan 2015, only developments of 50 dwellings or over are required to provide a proportion of homes which meet this standard. It is our understanding that there are no permitted sites within the pipeline in Haddenham which meet the threshold for providing Lifetime Homes (or equivalent standard).</p> <p>Whilst Paragraphs 6.3 and 6.4 consider the acute affordable housing issue within East Cambridgeshire, the HADNP relies on Local Plan policies to deliver affordable housing. Furthermore, Paragraph 6.4 considers that policy HAD3 makes provision for affordable housing to be part of the allocation at New Road. Clarification is required over this point, as Policy HAD3 of the HANDP only provides a general policy of development to contribute to meeting the existing and future identified needs of the Neighbourhood Plan Area and seeks to support proposals that will deliver three-bedroom dwellings.</p>	<p>The Policy states that proposals that deliver three-bedroomed homes will be supported. It does not state that proposals that deliver smaller homes would not be supported.</p> <p>It is not considered that clarification is needed on this matter</p>	
Section 6 General Comments				

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
X		There should be no properties over three bed even contemplated in the planning. The CLT idea that big houses need to be built to allow boxes small properties for haddenham people is flawed. All this is doing is adding to the housing stock that will be taken up by people coming from other areas, thus driving road congestion.	There is no evidence available to suggest such a restriction should be placed.	None
R Gildersleeve	-	The Haddenham CLT is an excellent initiative. The ability to contribute to future community development projects, other than housing, is as yet an untapped resource with great potential for all.	Noted	None
S MacEachern	-	6.1 113 agreed houses have now become at least 161, showing that such caps are meaningless.	Housing numbers in a neighbourhood plan or local plan are never expressed as a "cap"	None
A Padmore	-	How relevant is this as approval has now been given for over 200 new houses within the NPA area, Over half of which are 3 bedroomed?	The neighbourhood plan does not state that there will be no further houses developed in the future. It enables limited house building within the Development Envelope.	None
N Kirby	-	It is important to maintain the identities of the villages of Haddenham and Aldreth (and indeed Wilburton), and the focus on affordable housing is welcome. The plan responds well to the needs identified in the surveys.	Noted	None
J Fitzpatrick	-	Please see previous comments regarding the nature of the village/CLT etc	Noted	None
G Roberts	Engineer, Middle Level Commissioners	No comments	Noted	None
E Wedgwood	-	It is important to me that the gaps in housing e.g. along the south side of Hill Row and on Wilburton hill that give views across the fields from the roads are retained as shown in the plan. I do not feel comfortable with the building of large	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		luxury houses in the village particularly if they become "gated".		
L Hill		6.2 It is stated that there is no need for more sites if the current planning permissions are actually used. However, the current permissions do not include enough 3-bed houses. It looks as if Haddenham housing will become inappropriate to our needs.	Noted	None
K Richmond	-	The current application by the Parish Council to convert agricultural land in order to build football pitches in a quiet meadow does not conform to the Vision in this document, particularly in respect of historic environment, highways and travel and the natural environment. It is also not in line with the statement in 5.3 in respect of detrimental impact on the environment.	This is a matter for consideration by ECDC when assessing the application.	None
C Presnell	-	The Orchard site on Aldreth Road should be excluded from the development envelope as it is not in accordance with the policies within this plan. It is unseemly to include it in the neighbourhood plan as it was not in accordance with Local Plan policy. the Parish Council should be mindful of this and the contradiction with the policies of the Neighbourhood Plan given its support of the Orchard development.	The Neighbourhood Plan cannot rescind planning permissions and sets robust policies for when development outside the envelope might be appropriate.	None
H Wilkinson	Land Allocation c/o AAH Planning Consultants	Please see attached letter.	Noted	None
Policy HAD4 – Haddenham Business Park Extension				
V Palfrey	-	I support the expansion of the business park but I do feel that along Sutton Road where the business park entrance is does need some consideration because of the speed of	This will be a matter for the highway authority to assess at the time of any planning application.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		vehicles entering Haddenham. Maybe if enough businesses are on the park a roundabout could be considered. This would make it safer and also reduce the speed of vehicles as they enter Station Road.		
X		All business park building should be on Lancaster Way where it does not impact the roads around Haddenham	The land identified in the Neighbourhood Plan is already allocated in the ECDC Local Plan.	None
M Harris	-	I'd like to see that there is a demand for the extension of the business park.	Noted	None
R Gildersleeve	-	The intention to have a mix of business use is very important. The original survey at the beginning of this process identified a need for small business units. The recent pandemic has reinforced the need for small units as an alternative to home working.	Noted	None
R Miners	-	Have the people living in Station Cottages agreed to the Business Park extension? The extension seems very close to the houses.	The land identified in the Neighbourhood Plan is already allocated in the ECDC Local Plan.	None
J Davies	-	What is happening to the old packaging site at the bottom of Station Road, opposite the Business Park. This has been disused for a while and I am not sure I saw anything in the plan about it.	The site has planning permission for 40 dwellings.	None
A Mustill	-	BUT In order to protect the privacy and amenity of the occupants of the adjacent cottages (from likely overshadowing, overlooking, loss of light, noise and vehicle emissions, it would be reasonable and more considerate to allocate a wider buffer zone of planting and trees of some kind along the backs of these properties. To compensate for this loss of employment land, would it be possible to extend the extension as shown on Map 6 to the East to meet up with Ely Way? This might be beneficial to the adjacent field owner by squaring off the end of the field and	Any proposal would need to take these factors into account at the planning application stage.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		facilitating cultivation of what is presently an awkward corner.		
G Roberts	Engineer, Middle Level Commissioners	No Comments	Noted	None
C Prescott	-	Re Concept Diagram (Map 6), structural landscaping with trees and hedgerows should surround all sides including East.	The proposal seeks to retain existing planting as well as providing new planting on the eastern boundary.	None
J Burgess	Haddenham Conservation Society	Opportunity for significant hedgerow and tree planting especially on East side	The proposal seeks to retain existing planting as well as providing new planting on the eastern boundary.	None
G Roberts	-	Whilst in general agreement with the Business Park extension proper consideration should be given to vehicles accessing the business park. Vehicles entering and leaving the village do so at speed and increased access to/from the park would increase the danger at this location. The brow of the old railway bridge creates a blind spot entering and leaving the village. Perhaps a community action could be included to move the speed limit change further out of the village to reduce the risk. I personally would not object to junction improvements at the business park/Grunty Fen road/Station Road, i.e. a roundabout, to slow traffic down into/out of the village. this may also facilitate future development, i.e. extension to the Ansons Packaging site.	This will be a matter for the highway authority to assess at the time of any planning application.	None
Policy HAD5 – Protecting Existing Services and Facilities				
R Gildersleeve	-	We should do all we can to support existing services and facilities - 'help people to succeed and to go on succeeding'. If this does not succeed, the alternative use of buildings and land, in particular, should be explored to ensure community opportunities are maximised. The	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		alternative is to quickly lose these to accommodation development and this should be a last option.		
M Burke	-	Bus service available until 9pm in the evenings	Noted	None
G Roberts	Engineer, Middle Level Commissioners	No Comments	Noted	None
C Prescott	-	Re HAD5 para (a), period for advertising should be minimum 24 months.	It is unlikely that the Neighbourhood Plan Examiner would support this without reasoned arguments as to why it should be this long.	None
K Richmond	-	How and who evaluates that the demand has changed?	The District Council would assess this at the time of a planning application.	None
Policy HAD6 – Sport and Recreation Facilities				
X		With an ageing population where are all these people who need the additional sports fields coming from. If there are pitches already being used don't add any more. There would be more interest in providing a swimming pool for older people to use during the day and kids at other times. Going down the road of football gets everything is short sighted and offers other to those who don't play the game.	Noted	None
R Gildersleeve	-	The parish is quite well-served, overall, but there is a distinct need for more playing field space with additional community shared building space - changing and meeting rooms. One area of recreation is not well served - the very successful 1st Haddenham Scout Group. We envy the surrounding villages with their dedicated scouting accommodation. Meanwhile, our Beavers meet in the Baptist Hall, Cubs in the School Hall with our equipment in a storage unit in Robert Norman's orchard and our remaining resources in a converted toilet block in the school grounds.	The Neighbourhood Plan supports the principle of providing additional facilities although it is recognised how difficult it can be to find suitable land that would be made available by landowners.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>This fragmentation is a barrier to launching a Scout Troop and it's remarkable that we have developed such a great spirit in these disappointing circumstances.</p> <p>We would like to pull all sections and resources together in one unit, hopefully on parish owned land. At the time of writing we are grasping an opportunity via Cambridgeshire Scouts for a big slice of the funding pot that Government is about to make available. We have submitted a serious interest bid.</p> <p>Any accommodation we achieved would be made available to share with other similar local community groups e.g. Rainbows and Brownies.</p> <p>This would be a great achieving for our parish.</p>		
R Miners	-	Any replacement facility must supply the same or more than the facility that is lost.	The policy seeks this	None
M Burke	-	Community Tennis courts needed	Noted	None
G Hackney	-	Whilst I agree that sports facilities are important, we should not give up green spaces for them.	Noted	None
S MacEachern	-	I support developement only if it is in a suitable location. I have grave concerns about the proposed site for new playing fields for instance.	Noted	None
J Howell	Hands off Hinchingsbrooke	I am confused. It seems that the PC have actually decided to progress with the development of potential football pitches, on land that can only be accessed from New Town Road or Bury Lane. Is this the case? A detailed public referendum was promised if the project proved to be viable. This is essential so that the positive & negative issues are aired. in this instance more detail & clarity is needed for POLICYHAD6 to be a useful support and planning guide.	Noted	None
J Fitzpatrick	-	We also need to think about the needs for this, especially with younger people. The skate park is very well used, as is	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		the zipwire. The removal of the shelter and CCTV is not how we should be spending money with regards to these facilities - it just moves any potential problems and actually doesn't address them. Has anyone thought of actually asking the young people themselves?		
G Roberts	Engineer, Middle Level Commissioners	No Comments	Noted	None
L Hill		Yes, as long as the Recreation Ground on the Ramparts is not neglected in favour of the new one.	Noted	None
K Richmond	-	The meadow identified for conversion to sports facilities, which is not central to the village and therefore easily accessible, goes completely against the vision so eloquently described at the start of this consultation, and breaks the promises in 5.3 and 7.12 by having a detrimental impact on the environment.	Noted	None
Section 7 General Comments				
X		There is no need to make the village a business park, the shops are struggling and we are now down to one pub.	This is not the intention	None
J Davies	-	Difficult to justify because of low take up, but one bus a week to Aldreth is not a good service.	Noted	None
N Ball	-	It would be valuable to formally register specific services and facilities as Community Assets with ECDC as part of this Neighbourhood Plan	The registration of community assets is separate to the neighbourhood plan system.	None
S MacEachern	-	Haddenham is very fortunate to have such a range of facilities.	Noted	None
A Padmore	-	How does paragraph 7.3 fit in with the option of redeveloping Brown field sites such as that at Ansons packaging? I see on the slides provided for the drop in meeting on the	The decision to operate such services is outside the powers of town planning. While planning can seek to retain premises, or enable the provision of new services, it is a commercial	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>Haddenham 2040 website that the operation of schools, health services, libraries and bus services are not something that we can control through a Neighbourhood Plan. This is totally against sustainable development. There really should be greater and more specific reference to the provision of Schooling and Medical services and facilities in this section? The demand for these services will increase as the village expands, in particular the desire for starter homes and 3 bed properties will mean more children. Development has a greater impact of Schools and Medical Services than on shops and businesses. Unless these are developed in line with the growth these services will deteriorate to the detriment and desirability of the parish.</p> <p>Paragraph 7.9 should perhaps be more specific and read "Haddenham High Street has a Post Office and general store, a butcher, an antiquarian (2nd hand) book shop, A fish and Chip shop, a Chinese takeaway an Arts centre and cafe, a hairdresser, and a barber shop. to fully reflect the range of businesses present.</p>	decision of the operators about running such a service.	
N Kirby	-	Plan addressed well the need to develop employment and business opportunities while protecting existing facilities and ensuring that development is in keeping with the overall development of the village.	Noted	None
V Grace	-	I am keen to see a reduction in large vehicles travelling through the village, so would not support new business development in the Business Park extension or elsewhere that adds to heavy traffic.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
J Fitzpatrick	-	Protection of these services is directly related to planning as the more people there are, the more strain is put on the GP surgery/school etc. so this needs to be considered	Noted	None
G Roberts	Engineer, Middle Level Commissioners	Objective 4 – Presumably infrastructure includes the local water level and flood risk management systems?	It does include these to the extent that it can be influenced by the town planning system.	None
E Wedgwood	-	What is proposed for the Station Rd Ansell's factory site and the land behind it with the pond? Any development on the factory should fund access for villagers to Waymans Pits on the other side of the road. The pond area on the land beside what used to be Fred's tyres should not be lost. If sports facilities are built on fields below New Town road the pavilion should be temporary and blend in with the rural aspect.	The site has planning permission for 40 homes.	None
L Hill		The Cherry Tree pub/restaurant is nowhere near the crossroads. Also the Spar grocery shop and the garage HRM Motors are very important facilities in the life of the village.	Noted	None
G Roberts	-	HAD5 - Appropriate considerations should be given to access and parking within the village as there is currently limited space for parking in the village which creates hazards and restrictions. HAD6 - Appropriate considerations should be given to access and parking at sports and recreation facilities as there is currently limited space for parking.	Noted	None
C Presnell	-	HAD4 - There needs to be an action to move the speed limit change further out of the village, especially as the road to Witchham Toll is a particularly dangerous road. A cycle route to Sutton and Witchford should also be provided.	This is a matter for the County Highways Department to address.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>HAD5 - There is an obvious issue of parking in the High Street. We find that parking is discouraged in the Arkenstall car park with signage preventing car parking. I see no reason why parking could not be encouraged here.</p> <p>HAD6 - a community action to encourage parishioners engaging in sport to walk or cycle to sports facilities would be beneficial to alleviate the current limited parking facilities.</p>	<p>Noted.</p> <p>Noted</p>	
Policy HAD7 – Conserving and Enhancing Internationally Designated Sites				
R Gildersleeve	-	Conservation and preservation are vital for the present and future of our communities. Interestingly, the children and young people get the urgency while many adults don't seem to see the importance.	Noted	None
S MacEachern	-	Too many get-out clauses that allow development anyway	Noted	None
A Padmore	-	How relevant is this to the NP. There aren't any International or EU designated sites within the HNP boundaries?	There are sites designated as being of international importance on the western boundary of the parish and development in the parish could have a detrimental impact on these habitats.	None
J Reeve	-	I support the policy, but it only covers "internationally designated sites, of which, as far as I know, there are NONE in the village. The Fenland SAC is not really in Haddenham parish. Surely here the policy should be amended to protect the biodiversity and environmental integrity of the parish of Haddenham itself!	There are sites designated as being of international importance on the western boundary of the parish and development in the parish could have a detrimental impact on these habitats.	None
J Fitzpatrick	-	I do agree, but we also need to think about nature corridors that link International sites with the surrounding areas. I don't think there should be any development, permitted or otherwise.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
G Roberts	Engineer, Middle Level Commissioners	No Comments	Noted	None
C Prescott	-	Restriction of protection to international sites only is unhelpful to Haddenham and Aldreth. Policy should protect all sites designated for their nature conservation importance.	Noted	None
C Prescott	Guppys Pond Management Committee	HAD7 appears to give little protection to sites such as Guppy's Pond which are locally important but not internationally designated. Policy should protect all sites designated for their nature conservation importance.	Noted	None
J Burgess	Haddenham Conservation Society	Restriction of protection to international sites only is unhelpful to Haddenham and Aldreth. Policy should protect all sites designated for their nature conservation importance.	Noted	None
G Roberts	-	<p>Policy HAD7 relates to Internationally Designated Sites, of which there are none in the village or immediate local area, i.e. with the Parish Boundary. Presumably this is referring to the Ouse Washes. Protection of this site is a given as there are numerous designations and legislation in place protecting the Ouse Washes and it does not materially impact development proposals within the village.</p> <p>The Policy relating to Conserving and Enhancing the Environment should be more local to the Village and surrounding countryside and focus on the environmental features relevant to the area, such as protecting existing places, i.e the Orchard.</p> <p>The policy should also incorporate incoming Biodiversity</p>	There are sites designated as being of international importance on the western boundary of the parish and development in the parish could have a detrimental impact on these habitats.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		Net Gain targets and impose a requirement on development to deliver greater than 10% net gain Biodiversity and Carbon reduction targets.	The National Planning Policy Framework carries sufficient detail to cover biodiversity net gains and the Environment Act, when implemented, will place a requirements for a minimum 10% net gain and therefore the Neighbourhood Plan does not need to address this.	
C Presnell	-	<p>Policy HAD7 relates to Internationally Designated Sites, of which there are none in the village or local area defined by the Parish boundary. Presumably this is referring to the Ouse Washes. Protection of this site is a given as there are numerous designations and legislation in place protecting the Ouse Washes and it does not materially impact development proposals within the village.</p> <p>The Policy relating to Conserving and Enhancing the environment should be more local to the Village and surrounding countryside and focus on the environmental features relevant to the area, such as protecting existing places, i.e the Orchard.</p> <p>The policy should also incorporate incoming Biodiversity Net Gain targets and impose a requirement on development to deliver greater than 10% net gain targets</p>	<p>There are sites designated as being of international importance on the western boundary of the parish and development in the parish could have a detrimental impact on these habitats.</p> <p>Paragraph 8.1 will be amended to refer to traditional orchards and Policy HAD13 will be amended to seek further protection of them.</p> <p>The National Planning Policy Framework carries sufficient detail to cover biodiversity net gains and the Environment Act, when implemented, will place a requirements for a minimum 10% net gain and therefore the Neighbourhood Plan does not need to address this.</p>	<p>None</p> <p>Amend para 8.1 and Policy HAD 13 d. ii</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
G Roberts		<p>HAD7 - There is little mention of protecting important features of the village, for example the Orchard on Aldreth Road. Section 8 mentions Orchards as an important historic feature yet there is nothing in the plan about protecting these areas. The Aldreth Road Orchard is a Traditional Orchard and therefore a designated site and protected under NPPF. However, this did not stop inappropriate development from being granted outline planning permission in contravention of Local Plan policies and NPPF.</p> <p>We are in a climate crisis. Environmental protection and biodiversity net gain is a major headline in government policy yet at a local level it is paid lip service and development can easily get away with it. The neighbourhood plan should include measures and policies to embed the NPPF and incoming government policy to protect, conserve and enhance the environment.</p> <p>The Orchard is an asset to this village as well as being a biodiversity hot spot, and the last of traditional orchards in this local area. The Orchard is used by many in the village for walking, dog walking and the scouts have used the site for several activities. I would support more detailed policy in the plan that safeguards this site and a Community Action for the village to do more to protect and retain the site. Witchford Village have started an action group to safeguard Orchards in their village, we should do the same.</p>	<p>Paragraph 8.1 will be amended to refer to traditional orchards and Policy HAD13 will be amended to seek further protection of them.</p> <p>The policy framework provided by the NPPF and the Local Plan is considered sufficient to address these concerns.</p>	Amend para 8.1 and Policy HAD 13 d. ii
C Presnell		<p>HAD7 - There is little mention of protecting important features of the village, for example the Orchard on Aldreth Road. Section 8 mentions Orchards as an important historic feature yet there is nothing in the plan about protecting</p>	<p>Paragraph 8.1 will be amended to refer to traditional orchards and Policy HAD13 will be amended to seek further protection of them.</p>	Amend para 8.1 and Policy HAD 13 d. ii

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>these areas. The Aldreth Road Orchard is a Traditional Orchard and therefore a designated site and protected under NPPF. However, this did not stop inappropriate development from being granted outline planning permission.</p> <p>We are in a climate crisis. Environmental protection and biodiversity net gain is a major headline in government policy yet at a local level it is paid lip service and development can easily get away with it. The neighbourhood plan should include measures and policies to embed the NPPF and incoming government policy to protect, conserve and enhance the environment.</p> <p>The Orchard is an asset to this village as well as being a biodiversity hot spot, and the last of traditional orchards in this local area. The Orchard is used by many in the village for walking, dog walking and the scouts have used the site for several activities. I would support more detailed policy in the plan that safeguards this site and a Community Action for the village to do more to protect and retain the site. Witchford village have set up an action group to create Orchards within their village and we should follow this example and protect our remaining Orchard and create more to bring back this historic landscape character.</p> <p>The Parish Council should be mindful of their support of inappropriate development of the Orchard which contradicts previous apposing of other developments on environmental grounds. The council should get behind</p>	<p>The policy framework provided by the NPPF and the Local Plan is considered sufficient to address these concerns.</p> <p>See proposed amendment above.</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		these policies it is promoting by this plan.		
Policy HAD8 – Protection of Important Views				
X		One councillor made a statement that nobody deserves a view, how narrow minded that individual is. The Village is deserves the excellent views it has even as people are building houses to stop us from looking across the fields, Hardwick green is a classic example of loss of view to benefit the ego of a councillor.	Noted	None
A Padmore	-	<p>In the village survey nearly 96% of respondents agreed or strongly agreed that we should protect open views across fields and fens. The East Cambs District Plan states that "Because of its ridge location, any future residential development within Haddenham must have particular regard to the potential for visual impact on the surrounding countryside".</p> <p>There is however a discrepancy between the Design codes document and the Draft HNP document</p> <p>The panoramic view south and East from Wilburton Road / New road junction and developments of Duck Lane are not identified on Figure 10 Page 16 of the Design codes document or even in the list of views on page 17. They are on the Policies map 7 Page 30 of the draft HNP but not in the list of important views and the views from existing developments, even from the lower village boundary, extend for over 10 miles. This is one of the highest points in Cambridgeshire and one of, if not the major demonstration of the Ridge location.</p>	<p>The fact that they are not identified in the Design Codes does not preclude them from being identified in the Neighbourhood Plan. This view is identified and addressed in the separate Assessment of Important Views.</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>This should be consistently reflected in both documents. Not to include these in the document is against the opinions expressed in the survey.</p> <p>Reference is also made to views out of and into the village, The latter being equally important to the Ridge location, yet not one panoramic view towards the village is shown on the map.</p> <p>The Map should be updated to show views into the village, with emphasis on the position on the ridge.</p>		
J Howell	Hands off Hinchingsbrooke	<p>Plea for an additional important view to be included: Looking south from 36 Hillrow which is in Hillrow Conservation area towards Aldreth Ridge is a view now enjoyed by numerous walkers and runners who have magically appeared since Lockdown. Two houses are to be built opposite the viewpoint but much effort has been made by ECDC Planning and the developer to ensure that the height of the new development does not obscure the view. P.S I do support HAD8!!</p> <p>Since Lockdown this part of Hillrow has attracted a significant number of runners and walkers with their dogs.</p>	This site has planning permission for two dwellings – planning application reference 20/00066/FUL granted September 2020	None
J Reeve	-	<p>The map that goes with this should have the important views numbered - there are x10 on the map, not including No 8, which is not shown, but x14 in the later inset maps. No 6 is incorrect. The passage is Merrick Lane, NOT the Baptist Church</p>	This is not considered necessary as it will be addressed in the separate Assessment of Important Views.	None
G Roberts	Engineer, Middle Level Commissioners	No Comments	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
H Wilkinson	Land Allocation c/o AAH Planning Consultants	<p>It is acknowledged that Haddenham and Aldreth are located on a fen isle, which have been historic areas of settlement within the District, due to their location above the Fens. The HANDP considers that there are a number of long distant views from public vantage points within the built-up area or into or out of the surrounding countryside. Policy HAD8 seeks to protect these identified views and considers that any proposed development should not detract from the key landscape and built development features of those views, identified in the Neighbourhood Plan Design Code document, which has been independently authored by AR Urbanism to support the HANDP. The HANDP also considers that for new development outside of the Development Envelope, these will need to be accompanied by a Landscape Visual Impact Assessment or other appropriate and proportionate evidence demonstrating how the proposal can be accommodated in the countryside without having a detrimental impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area.</p> <p>Paragraph 8.5 of the HANDP provides the context behind Policy HAD8, and identifies that 8 long-distance views have been identified in the Haddenham Design Code, dated December 2020. Paragraph 8.5 then continues that 'additional important views looking towards the built-up areas of the village have also been identified.' It is understood that these two additional views are those circled below in red. The most western identified view circled in red is a view which encompasses our clients site.</p>	<p>Noted</p> <p>Noted</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>Considering the Haddenham Design Code, which has been independently undertaken and has given consideration to Haddenham and its surrounding landscape in some detail, we question the justification behind these two additional viewpoints, as none has been so far provided as part of this Regulation 14 consultation. The HANDP at Paragraph 8.5 simply considers that 'additional important views looking towards the built-up areas of the village have also been identified and are also illustrated on Map 7.'</p> <p>Furthermore, Map 7 (provided above in Figure 2 above), shows these two additional views as looking out across to the wider landscape of Haddenham, rather than views looking towards the built-up areas of the village. If it is considered that these are important views here, then robust evidence is required to clearly justify why these views are considered to be important, and Map 7 should accurately depict these.</p>	A separate Assessment of Important Views will be published to demonstrate the importance of these views	
G Roberts		<p>HAD8 - Important views should also include views of the village from the Fen. i.e. Lode Way view of the Orchard and Windmill, Haddenham Church from Grunty Fen, Windmill from Bury Lane/Hill Row. These views should be considered as part of the impact of development as they will reduce the important views of the village from surrounding area.</p>	<p>This view does not meet the criteria This is from outside the Plan area View from Hill Row already there</p>	None
C Presnell		<p>HAD8 - Landscape views of the village from the Fen area should be included in the protection of important views. For example the view of the Orchard and Old windmill from</p>	This view does not meet the criteria	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		the bottom of Lode Way are not included as important views of the village yet this is a landscape feature which encapsulates Haddenham and Aldreth's history.		
Policy HAD9 – Settlement Gaps				
R Gildersleeve	-	As you travel around the countryside it's disappointing how many villages have been swamped by development and have lost their individual identity with merged boundaries. Avoid at all costs.	Noted	None
G Roberts	Engineer, Middle Level Commissioners	No Comments	Noted	None
G Roberts	-	HAD9 - The settlement gap should abut the development envelope boundary more at the Aldreth end of Haddenham Village. i.e. follow the Orchard Boundary to the south and extend to Bury Lane on the north. One development was opposed off Bury Lane plus the Orchard was inappropriate development so this would prevent further encroachment into the gap between Haddenham and Aldreth which really should encompass the Orchard.	The Settlement Gap acknowledges that there is planning permission for 15 dwellings on Aldreth Road and the Neighbourhood Plan cannot rescind this permission.	None
C Presnell		HAD9 The settlement gap should follow the Orchard Boundary at Aldreth Road. The Parish Council apposed the development off Bury Lane due to being outside the development envelop and yet supported the Orchard development which was totally inappropriate development. The Parish Council need to get behind the policies they are promoting.	The Settlement Gap acknowledges that there is planning permission for 15 dwellings on Aldreth Road and the Neighbourhood Plan cannot rescind this permission.	None
H Wilkinson	Land Allocation c/o AAH Planning Consultants	Policy HAD9 has introduced the concept of settlement gaps and seeks to 'conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, where appropriate,	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>demonstrate how they would not result in the erosion of the settlement gaps identified on the Policies Map.'</p> <p>Noting the preamble to Policy HAD9 in Paragraph 8.7, which details why it is considered that settlement gaps are necessary, there is no other robust evidence or clear justification as to why settlement gaps are necessary, or whether they are appropriate. Furthermore, there is no policy within the current ECDC Local Plan 2015 that introduces the concept of Settlement Gaps, and the Single Issue Review does not currently propose one will come forward. It is, therefore, difficult to comprehend why the Neighbourhood Plan now proposes one when there is no existing Strategic Policy within the Development Plan or proposed within the emerging Single Issue review on this matter. It is noted that the independent Haddenham Design Code, which has considered Haddenham and Aldreth and their landscape in detail, and did not suggest a need for settlement gaps.</p> <p>In regards to our clients site, this falls within a proposed settlement gap between Haddenham and Wilburton, to the south/west of Haddenham village. It should be noted that existing residential development is located along the A1123 (Haddenham Road), which are scattered along the road. It is not considered our clients site, which is bordered by built form on three sides, would erode the perceived gap between Haddenham and Wilburton due to this existing built form that surrounds the site. In addition, there are already significant urbanising features which would be located within this proposed settlement gap, such as a</p>	<p>The avoidance of coalescence between settlements is an established town planning approach and it is not something that a Single Issue Review of housing requirements for the would be expected to address. The District Council has not objected to this policy.</p> <p>There is no need to allocate this site to meet the identified housing requirements for Haddenham,</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		water tower, telecommunications mast and existing residential development.		
Policy HAD10 – Dark Skies				
R Gildersleeve	-	So pleased this is highlighted here	Noted	None
A Mustill	-	BUT Policy HAD10 needs to include limitation of external lighting on single house developments. Excessive external lighting on recent developments in Aldreth Road has spoiled what was until recently an intrinsically dark landscape.	In most instances, external lights on houses do not require planning consent.	None
G Roberts	Engineer, Middle Level Commissioners	No Comments	Noted	None
C Prescott	-	Policy should include reference to use of movement activated lighting rather than constantly on lighting where suitable.	In most instances, such lighting does not require planning consent.	None
C Presnell		HAD10 - the Parish Council need to get behind the principles of the policies as they have supported planning applications that contravene the NPPF which states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation". The Policy should be expanded to go into greater detail which is relevant to the village. for example an action to create official Dark Sky status along Aldreth Road from The Orchard to and including Aldreth would benefit from Dark Sky status to further protect this area from inappropriate development.	These actions are not appropriate for inclusion in a planning policy. It is unlikely that Aldreth Road would qualify for the international Dark Sky status.	None
Policy HAD11 – Local Green Spaces				

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
R Gildersleeve	-	We are so fortunate to have so many green spaces and need to work hard to retain and enhance them. Sometimes causes conflict of interest with other priority areas.	Noted	None
R Miners	-	I think all the listed Green spaces should be preserved.	Noted	None
S MacEachern	-	However, proposed development of new football pitches will impact on Pocket Park, showing that the reality differs from the policy.	Noted	None
A Padmore	-	<p>Why is Haddenham recreational Ground not included as a green space. Aldreth Rec is included which is used far less. The plan also refers on the importance of Haddenham Rec for the Sporting and recreational activities of the village. I cannot believe that it is not designated a green space. Even if no sport were played on this area it would still be considered an important recreational area. / green space.</p> <p>NB There is a repeated paragraph at the end of 8.9 i.e. "It is recognised that the designation of Local Green Spaces should not be used simply to block development".</p>	<p>The Haddenham Recreational Ground is classed as a sports facility which is covered by Policy HAD6,</p> <p>Noted. Paragraph 8.9 will be amended.</p>	Amend Para 8.9 to delete the last sentence of the third bullet point.
G Roberts	Engineer, Middle Level Commissioners	It may be appropriate to consider the local green spaces from a flood risk and sustainable drainage perspective as these may be suitable locations for attenuations ponds, swales etc. that could protect the local area. This is supported by both national and local guidance which encourages the provision of SuDS within Open Spaces. It is understood that the green space protection is equivalent to green belt status.	Noted	None
G Roberts		HAD11 - There is an additional green space in Linden Way. Opposite No's 19-25 Linden Way which includes a large Walnut Tree.	It is not considered that this space meets the NPPF criteria.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
J Burgess	Haddenham Conservation Society	Local green spaces should also include old village pond sites including Station Rd near Madingley Way, near 30mph speed signs on Aldreth Rd, near Hardwick Fields, and the pond on south side of Hill Row.	It is not considered that these spaces meet the NPPF criteria for designating Local Green Spaces.	None
K Richmond	-	Local green space 6 - Pocket Park, New Town Road, is the only green space we have at our end of the village and the Parish Council, by using this policy, will remove that space. No alternative green space has been offered	The Neighbourhood Plan protects Local Green Spaces from being lost.	None
C Presnell		HAD11 - There is an additional green space in Linden Way. Opposite No's 19-25 Linden Way which includes a large Walnut Tree.	It is not considered that this space meets the NPPF criteria.	None
Section 8 General Comments				
M Hugo	-	Suggest you add in the Aldreth Ponds site which already has a special wildlife status in the Local Plan (or was in 2017 plan that wasn't adopted).	It is not considered that these spaces meet the NPPF criteria for designating Local Green Spaces.	None
M Burke	-	More public pavements	Noted	None
J Davies	-	The maintenance of verges particularly on Aldreth Road could be improved. The grass on a number of these is often allowed to grow far too high before cutting.	Noted	None
G Hackney	-	Put back more hedges with trees in the mix.	Noted	None
N Ball	-	Millfield Orchard is a very important local green space that has no formal recognition in this Neighbourhood Plan. Perhaps there is an opportunity for the Haddenham CLT to engage with the landowner to discuss possible management options that are financially viable to provide a long term future for this orchard whilst maintaining public access (and involvement)	Noted	None
S MacEachern	-	8.1 Hedgerows are very important to our local environment and yet there seems no way to protect them when developers wish to remove chunks/whole hedge. The few	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		trees we have receive little protection and are always the first things to be cleared for housing development. Planning permission should take far more notice of both. No protection for orchards, despite their wildlife value.		
N Kirby	-	<p>Haddenham, and the road to Aldreth, are essentially ridge development and therefore can both be seen from miles around and have commanding views of the local countryside. Many other sites over and above those shown on Map 7 could be considered to have important views, and it is important that all future development considers maintaining the panoramic views that exist throughout the plan area and do not create eyesores.</p> <p>I particularly welcome Policy HAD10 with regard to Dark Skies. Tow very large recent residential home developments along Aldreth Road have both installed external lighting that seems inappropriate to the village setting, providing very high levels of external lighting pointing, far in excess of that required for security, facing both up and down, and turned on throughout the whole night. These significantly affect night vision and change the character of the area. It would be good to avoid any further repeat of this, and if possible to see whether the owners of these houses could be encouraged to turn down the external lighting to restore the Dark Skies environment.</p>	Noted	None
V Grace	-	Dark skies are threatened by outside lighting on existing buildings as well as new developments. I would like to see the dark skies policy extended to apply to all buildings within the Neighbourhood Plan area (eg there are new houses in Aldreth Road, recently built/under construction on a section of Aldreth Road between Haddenham and	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>Aldreth which previously had virtually no light pollution, but is now brightly lit by their outside lights).</p> <p>Besides the viewpoints noted on Map 7, there are numerous magnificent views from and of the villages. None of these should be compromised by new development.</p>		
J Reeve	-	There are no policies specifically promoting the "improvement of natural habitats and biodiversity which there should be as the is clearly stated in the Objective 7 of the Plan	Such a policy would repeat the National Planning Policy Framework and is not necessary.	None
J Fitzpatrick	-	<p>We need to put conservation first. It's lovely to have the wildflower spaces in the village and it would be good to extend that further. The Parish Council put the precept up every year (despite freezes from ECDC/CCC) which causes further poverty for some. In addition, the PC spend a disproportionate amount on grass cutting and the like. Leaving verges not only helps ecosystems, but will also save money/carbon emissions etc. Again, we also need to look at planning as we are loosing valuable habitat. Take the Metcalfe Way new estate: they have taken down most of the trees and actually, ECDC gave permission for them to remove 3 trees on Hod Hall Lane that had TPO's. I contacted the tree officer about this and his response was that they are planting loads of trees as part of the development. That's all well and good, but they will take years to mature and be of any real importance. This is just one example of us loosing the biodiversity of the village to companies that have absolutely no interest in retaining these habitats. I even asked if the PC could buy that small piece of land, but to no avail. We had the consultation initially when the application went in and there were lots of</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		objections on various things but mainly about the woodland. That was refused and then they reduce the number of houses by 1 or 2, put it back through with no consultation and the next thing is it gets approved. The Fens are a very special place and we need to do everything possible to retain our landscapes and the ecosystems within.		
G Roberts	Engineer, Middle Level Commissioners	Objectives – In general these accord with the Commissioner's position. Section 8.1 – It is noted that the term "marshland" is used. Does this mean "wetland" which may be a more appropriate term to describe the river environment and characteristics associated with the River Great Ouse and Fens.	Noted The description will be amended.	Amend Para 8.1 to replace "marshland" with "wetland".
E Wedgwood	-	8.10 Please include byways, footpaths, and unmade trackways not designated as rights of way as important green spaces. Cemeteries in and out of use are correctly identified as green spaces - two points though are where are future burials to be when Chewell's Lane is full, and where are replacement allotments sites?	It is not considered that these spaces meet the NPPF criteria for designating Local Green Spaces. This is a matter for the Parish Council to consider outside the preparation of the Neighbourhood Plan.	None
H Wilkinson	Land Allocation c/o AAH Planning Consultants	Please see attached letter.	Noted	None
Policy HAD12 – Buildings and Features of Local Interest				
R Gildersleeve	-	At the heart of our Neighbourhood Plan is continuity and change. We must retain our heritage and allow well thought through changes to blend in the future.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
G Hackney	-	You have completely missed Great Mill, Grade 2 listed building which is rapidly falling to pieces!!	This policy relates to non-listed buildings	None
J Reeve	-	I support the policy in principal, but only 15 of the 22 BLI are in the plan, so it is incomplete. However there is nothing in the policy about the setting of historic fabric within developments, as suggested in 9.3. The policy only seems to loss or damage. The policy should be enhanced.		
G Roberts	Engineer, Middle Level Commissioners	No Comments	Noted	None
Section 9 General Comments				
A Padmore	-	NB The Hill Row Conservation Area is west of the village Centre not east as stated at the end of paragraph 9.1	The final sentence of Para 9.1 will be amended	Amend final sentence of Para 9.1 as follows: The Hill Row Conservation Area comprises an area to the east <u>west</u> of Haddenham village centre
V Grace	-	The list of sites in para 9.6 is not exhaustive. For example, I would like to see the Great Mill at 57 Aldreth Road included.	The Mill is already Listed	None
G Roberts	Engineer, Middle Level Commissioners	No Comments	Noted	None
E Wedgwood	-	Historic buildings requiring protection consideration should now include those from early 1900's and not only "big" houses. Outhouses/workshops/beer brewing sheds at the rear of buildings are an important part of village social history and any destruction should not be without regard to this. I believe we have lost bat roosts in the village due to barn conversions even if not found from ecological	Noted	None.

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		assessments and measures should be taken to protect/replace these and swift nest sites.		
L Hill		My house, a Cromwellian Maltings, later a brewery, is not mentioned. (62 High Street)	Noted	
C Presnell	-	<p>The Parish Council should be mindful of the effect of "land grabbing" that has taken place over the years, for example down Lode Way. Ditches have been filled in and grassed over which has also occurred with new development along Aldreth Road.</p> <p>HAD12 - The Old Windmill and Orchard should be included in the buildings and features of historic local interest. The Orchard is a "Traditional Orchard" which has protection in planning policy and represents that last of many orchards in the area with the history of fruit growing. Both the Orchard and the Windmill are clear historic interest features that defines the character of the village and the local area.</p>	<p>Noted</p> <p>The Windmill is Listed and the Orchard is not a building or archaeological feature that could be listed.</p>	None
Policy HAD13 – Design Considerations				
X		A page of meaningless words probably copied from somewhere else. The continual building of little boxes is diluting any historic value this village ever had and unless somebody ceases the practise of accepting a house here a house there we will end up with nothing more than a commuter town full of cars heading off to Ely, Cambridge and Huntingdon because that's where the jobs are. Build the house where the work is and not because somebody wants to live cheaply in a village.	Noted	None
R Gildersleeve	-	In agreement with all of these design considerations	Noted	None
R Miners	-	Designs similar to Planning proposal 15/00662/FUL should not be allowed.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
S MacEachern	-	All new developments should only be built with solar panels, proper insulation and other eco features.	Noted	None
A Padmore	-	<p>The map in the plan is not consistent with that in the Design codes document. Code 6 is not identified on the plan map. The numbered circles could be better place to reflect the Character Areas. e.g. Codes 8,9 and 10 on the map are not placed relevant to the areas they are supposed to reflect, i.e. Hop Row, The Ramparts and Linden End. The circles on the Map for 8,9,10,11 and 13 are all outside of the Development envelope for the parish. A lack of accuracy in identifying locations on a map could be used by unscrupulous developers to indicate support for a development in a particular location. Circle 8 should be on the Ramparts, Circle 9 on the development site approved on Chewells Lane and perhaps including the development site approved on New Road and circle 10 Linden End should be west of Lode Way and just East of Aldreth Road.</p> <p>Figure 27 page 40 on the Design codes document should perhaps be updated to identify sites which now have planning permission.</p> <p>The Linden End Character area is far too large and diverse. The Eastern end in particular is higher and slopes sharply towards the south and is particularly characteristic of the Ridge location and is relatively less developed than the Western end. The area North of Duck Lane is different to either the South Eastern or South Western area below Duck Lane. It should be split into 3 separate Character areas</p>	<p>The numbers in circles on Map 9 seek to identify where the character areas are consistent with the key and the Design Codes document.</p> <p>The Design Codes document represents a moment in time and it must be acknowledged that the planning situation constantly moves on.</p> <p>Noted</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>The description of the Linden End Character area on Page 51 of the Design codes document, i.e. 10. Linden End - more recent developments of 1 and 2 storey developer-led housing arranged around cul-de sacs and access roads to the south of High Street. Is only appropriate to the South Western Area below Duck Lane. The Area above Duck Lane and the South Eastern end should be separate Character Areas.</p> <p>Figure 40 Page 60 Hop Row and the Ramparts No mention is made of the 5 new Houses built off the Ramparts near the Water Tower in 2020.</p> <p>Character Areas General point Although each map Figures 36-43 on the design codes document has an icon for Trees, only fig 37 has any shown on the map. As the preservation of Trees has been identified an important issue and as some trees form important landscape features all significant groups of trees should be shown on the maps. E.g. the Avenue of trees at the south end of the recreational ground or the row of mature Black Alders south of Duck Lane.</p> <p>HNP.DC.11 Bins, Bikes and Cars Page 81 - needs major amendment. All houses should have and be responsible for their own green or blue bin. Nobody will take responsibility for a Communal area of Bins. They will become an attraction for Vermin and lead to neighbourhood disputes. Anything the increase the distance between the home and the bin site is</p>	<p>Noted</p> <p>Noted</p> <p>Noted. It is not appropriate to identify individual trees as this would potentially mean other important trees not identified could be lost through development.</p> <p>Noted</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		likely to lead to a decrease in recycling. It is easy to put something in a bin when it is just outside your door but if you have to walk further and the weather is bad it is easier to put it in the waste bags.		
		On street parking for residents should be discouraged. All homes should have enough space to park two cars off Street.	Noted	
		All electric charging points should be private and within each new home. Public places within residential areas will create neighbourhood disputes.	Noted	
J Fitzpatrick	-	any new homes should be built with green credentials, so air source heat pumps etc and aim to be as carbon neutral as possible	Noted	None
L Hill		All sorts of designs already here. No need to be fussy.	Noted	None
Policy HAD14 – Sustainable Building Practices				
X		In towns not in the countryside	Noted	None
R Gildersleeve	-	Very important that this is highlighted and made a reality	Noted	None
R Miners	-	Photovoltaic roof panels should be mandatory.	Noted	None
S MacEachern	-	Not a question of support; should be mandatory on granting permission to build.	Noted	None
J Fitzpatrick	-as above	Noted	None
Policy HAD15 – Flooding and Sustainable Drainage				
R Gildersleeve	-	Thank goodness many of us live on the Haddenham 'Mountain' as climate change takes its toll. Vital considerations highlighted here.	Noted	None
G Roberts	Engineer, Middle Level Commissioners	As a Risk Management Authority (RMA) and members of various Flood Risk Management Partnerships we would	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>generally promote issues that improve water level management and reduce flood risk on our systems, in accordance with the respective policy statements. We would advise however, that whilst the water level and flood risk management systems provided by a RMA, including the Environment Agency, alleviates flooding to an acceptable standard, the risk of flooding, from whatever source, cannot be totally eliminated.</p> <p>The floodplain, its definition, derivation and extents have been an issue not only for the Commissioners but other IDBs since its introduction. This has become of more concern since the elevated importance of the Sequential Test in the National Planning Policy Framework (NPPF).</p> <p>The definition and extents of a " floodplain " are matters for the planning authority to resolve with the relevant authority who prepared the hazard map, be it the Environment Agency for its various flood maps, the LPA, for its SFRA, and/or the LLFA for its Surface Water Management Plan (SWMP). It is acknowledged that whilst there may be specific issues relating to future proposed aspects of development within our catchment we will not oppose it simply because it is within the floodplain.</p> <p>As you are aware, the main purpose of an IDB is to aim to manage flood risk up to an appropriate SoP. The Commissioners have policy statements available, which identify the SoP that they will seek to provide, floodplain or not.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>In addition, the Commissioners do not agree with the generic content of national policy, such as, the NPPF and argue that "The Fens" is a special case and should be considered as such.</p> <p>Sustainable Drainage Systems (SuDS)</p> <p>The Commissioners generally agree and acknowledge that SuDS are the preferred option in certain situations. However, they are not always the answer to the problem and not always the most suitable. Careful consideration needs to be given to the facility to be used, what is trying to be achieved and the nature of water level management in the area.</p> <p>Whilst SuDS can generally be incorporated into larger sites, it is often difficult and not viable to use them on smaller sites.</p> <p>A holistic approach will require considerable master planning, together with the resolution of funding and maintenance issues. Prior funding from an external source, say via the proposed Community Infrastructure Levy, may be required if this is to work correctly.</p> <p>Given that your Council is within an area which is water stressed, it would be appropriate, where possible, to "think outside the box" and allow for SuDS devices to form part of a hydrological train where the retained water could be used for water harvesting, irrigation purposes etc.</p> <p>A key concern of the Commissioners relates to the</p>	<p>The Plan has, first and foremost, to be in general conformity with the NPPF.</p> <p>Noted</p> <p>Noted</p> <p>This would be difficult to justify given the lack of evidence to support such a requirement.</p> <p>Noted</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>condition of existing drainage systems within the “highland” areas that serve the villages. It should be noted that this area is outside of the Commissioners' rateable area, and as such the role of the LLFA to regulate through planning procedures. However, due to the drainage systems the area ultimately drains to the “Catchwater” drain which forms the boundary to the Commissioners district. Any issues arising from inappropriate drainage or increase in flood risk due to development ultimately passes downstream which can have an adverse impact on the Commissioners' system. The Commissioners therefore keep a close eye on development proposals and regularly comment on these to safeguard their interests.</p> <p>The Commissioners would highlight that the existing drainage systems serving the villages are old and already “at capacity”. In many areas historic development has impacted on the existing drainage system through inappropriate development creating obstructions which cannot now accept new drainage. In some locations the drainage is insufficient in adequately dealing with existing or greenfield run-off. One example of this is along Lode Way which regularly suffers from excessive, overland, flows during heavy rainfall events. Increasing development in these locations will only make the situation worse.</p> <p>Treated effluent disposal/Dry weather flows No reference is made to the adverse impact on flood risk and water quality from increased discharges from Water Recycling Centres (WRCs) or other sources of dry weather flow that is associated with increased “growth”!</p>	<p>These concerns should be highlighted at individual planning application stage.</p> <p>It is not considered necessary to make such a reference.</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>Infiltration Devices</p> <p>Experience with the use of infiltration devices in the area has shown that any infiltration rates are low and, therefore, on the whole they do not work unless there is a significant amount of space to install them. Unfortunately, housing density and Government targets do not allow sufficient space.</p> <p>In addition, very few people know how to correctly undertake a permeability test, provide the associated calculations and design the devices correctly.</p>	Noted	
		<p>Whilst it is encouraging that the plan emphasises Flooding and Sustainable drainage, and the Commissioners support the inclusion of specific policy relating to Flood Risk it is the Commissioners view that any policy should go “above and beyond” in respect of SuDs. Any policy relating to Flood Risk should ensure developments provide fully attenuated systems to limit discharge rates to the absolute minimum and incorporate measures to ensure adequate drainage downstream to ensure SuDs are workable. Section 10 and the HAD15 policy could be strengthened by the additional references to the drainage hierarchy, drainage strategies, open watercourses within development; long term ownership, funding and maintenance of systems; rain water harvesting; etc.</p>	Noted	
C Prescott	-	Policy should include requirement that driveways are constructed to incorporate drainage rather than substantially tarmacked or similar hard surface.	Driveways that are constructed of permeable material do not require planning permission.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
G Roberts	-	<p>There are issues with the existing drainage within parts of the village. Particularly down Lode Way which has been reduced/impacted on by development over the years. New Development will only worsen this situation as in some areas the drainage would not be able to cope even by restricting rates to greenfield rates as per LLFA guidelines.</p> <p>There has been several recent occasions of high flows surcharging the sewer in Lode Way resulting in overland flows.</p> <p>Whilst it is acknowledged that planning policies are in place to consider flood risk and sustainable drainage these is not always effective. The LLFA really only has resources to consider "major" developments (greater than 100x properties) and also has policies to accept higher than calculated greenfield discharge rates for "practical reasons". I.e. minimum values due to difficulties in achieving low discharge rates. Drainage in the village cannot take minimum greenfield rates.</p> <p>The Policy on Flood Risk and Sustainable Drainage should go beyond simply referring to current planning policy and guidelines. Developers should be made to address drainage problems where they are known and incorporate measures to improve receiving sewers and watercourses to resolve issues created by previous inappropriate development. this is the only way funding can be raised to resolve historic issues. Future maintenance is also a key issue, particularly funding as local council and LLFA do not have the resources of funds to take on drainage.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>It would be unreasonable to require developers to address problems caused by others.</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>Development levies/funds should be provided to deal with the legacy they create. SuDs schemes proposed by developers should incorporate multiple measures and best practice rather than they usual balancing pond at the bottom of the site to satisfy the Highways Engineers road drainage.</p> <p>We should also be lobbying the Council for maintenance of the systems. Given the recent issues in Lode Way perhaps a Community Action to Lobby the LLFA/District Council regarding maintenance of SuDs scheme would be beneficial</p>	Noted	
C Presnell	-	<p>There are issues with the existing drainage within parts of the village. Particularly down Lode Way which has been reduced/impacted on by development over the years. New Development will only worsen this situation as in some areas the drainage would not be able to cope even by restricting rates to greenfield rates.</p> <p>There has been several recent occasions of high flows surcharging the sewer in Lode Way resulting in overland flows.</p> <p>Whilst it is acknowledged that planning policies are in place to consider flood risk and sustainable drainage this is not always effective. The LLFA really only has resources to consider "major" developments and also has policies to accept higher than calculated greenfield discharge rates for "practical reasons". I.e. minimum values due to difficulties in achieving low discharge rates.</p> <p>The Policy on Flood Risk and Sustainable Drainage should</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>go beyond simply referring to current planning policy and guidelines. Developers should be made to address drainage problems where they are known and incorporate measures to improve receiving sewers and watercourses to resolve issues created by previous inappropriate development. SuDs schemes proposed by developers should incorporate multiple measures and best practice rather than they usual balancing pond at the bottom of the site to satisfy the Highways Engineers road drainage.</p> <p>We should also be lobbying the Council for maintenance of the systems. Given the recent issues in Lode Way perhaps a Community Action to Lobby the LLFA/District Council regarding maintenance of SuDs scheme would be beneficial</p>	<p>It would be unreasonable to require developers to address problems caused by others.</p> <p>Noted</p>	
Section 10 General Comments				
X		We await the downgrade to a B road with interest, however that will not be sufficient as station road is a rat run for commuters from Fenland and further into Cambridge.	Noted	None
G Hackney	-	Please ensure that new buildings are in keeping with local vernacular styles, as much as possible.	Noted	None
A Padmore	-	see comments under 20	Noted	None
N Kirby	-	Good to see encouragement of integrating renewable energy to new development, and attention given to ensuring adequate drainage.	Noted	None
V Grace	-	Besides the viewpoints noted on Map 7, there are numerous magnificent views from and of the villages. None of these should be compromised by new development.	Noted	None
G Roberts	Engineer, Middle Level Commissioners	In respect to Policy HAD13 – Design Considerations, it may be appropriate to expand on the design codes and checklist to include further guidance on the use of infiltration	This is not considered necessary	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>devices; SuDS; Treated Effluent; Water re-cycling etc.</p> <p>In reference to Section 10.7 presumably the plan is referring to the Flood Map for planning but the Environment Agency and Lead Local Flood Authority has several others, for example ground water, surface water, etc. Reference to all sources of flood risk and the relevant risk maps produced by RMAs should be included within this section.</p> <p>In respect to Policy HAD 14 – Sustainable Building Practices, no references to SuDS or other flood risk or drainage practices appear to have been included.</p>	<p>The flood map for planning is that referred to in the NPPF</p> <p>This is referenced elsewhere and it is not necessary to repeat it</p>	
E Wedgwood	-	10.7 I do not believe the sewage works down Lode Way has sufficient capacity now, and will struggle with further developments. It present I believe that they are able to discharge into the New Cut without full treatment if there is a storm surge and this can affect the wildlife in the ditches. Even in normal weather the outflow produces foam on the water. Investment is needed and should be sought from developers. HAD 13 d v, Noise - I am not in favour of wind turbines within 10 miles.	Noted	None
G Roberts	-	HAD14 - Sustainable Building Practices and/or the design codes should include measures to achieve incoming Biodiversity Net Gain targets and Carbon reduction measures.	The Neighbourhood Plan cannot go beyond current Government requirements on carbon reduction in new homes.	None
C Presnell	-	HAD14 - Sustainable Building Practices should include measure to achieve incoming Biodiversity Net Gain and Carbon reduction targets	The Neighbourhood Plan cannot go beyond current Government requirements on carbon reduction in new homes.	None
Community Action 1 – Highway Improvements				
M Burke	-	More public pavements	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
S MacEachern	-	But so vague as to be meaningless	Noted	None
S Pollard		Please do not pursue the installation of speed bumps in West End/ Hillrow. Bearing in mind the number of Tractors and Trailers using the route, especially during the summer and autumn harvest period, that would be extremely noisy and unpleasant for anyone living near the bumps.	Noted	None
G Roberts	Engineer, Middle Level Commissioners	Declassification of the A1123, from Haddenham to Earith, Hillrow Causeway would be of concern due to the potential impacts that may affect the Commissioners' ability to undertake its activities, for example movement of heavy plant around the district. The A1123 /A1421 are both roads which are important for Commissioners' ratepayers for the movement of machinery and the movement of goods and services. The A1123 is currently poorly maintained by the Highways Authority, if it is de-classified the Commissioners would be concerned that the standard of maintenance will be less increasing deterioration of the road leading to the impacts outlined above.	Noted. The County Council has decided not to declassify the A1123. Para 11.6 will be amended.	Amend Para 11.6
G Roberts	-	<p>I do not support the action to introduce traffic calming measures as they currently stand. Traffic calming should take into account issues in the village - speeding out of the village as well as in to the village, both at Aldreth Road and Station Road. There are also issues with commuters "cutting through" Duck Lane/Linden End/High Street to avoid the junction at the cross roads.</p> <p>I also do not support the Parish Councils plans to declassify the A1123 and A1421. The state of the A1123 along Aldreth causeway is terrible and declassifying will remove any need for the Highways Authority to maintain the road. The last refurbishment closed the road for 12 weeks yet only</p>	<p>Noted</p> <p>Noted. The County Council has decided not to declassify the A1123. Para 11.6 will be amended.</p>	<p>None</p> <p>Amend Para 11.6</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>appears to have been localised patch repairs and a short section, circa 15m. I dread to think what it cost for a 12 week closure just for this amount of work.</p> <p>Whilst the road is a through route for Lorries and commuters in their cars to/from Cambridge declassifying would make the road conditions worse. The Council would be better placed installing suitable traffic control/calming measures through the village to restrict through traffic, thereby deterring traffic.</p> <p>Whilst there is a high volume of HGV traffic a large proportion of this is farm traffic serving the farmland around the village. Traffic calming measures would impose significant restrictions on large agricultural vehicles which need to come through the village. Plus the movement of produce out of the area during harvest time. I appreciate that this creates opportunities for other HGV's to cut through the village east/west. Deterioration of the roads through lack of maintenance resulting from declassifying would make the road condition worse and dangerous as it would not stop HGV use. There are many examples of this on other roads around the local area.</p>	<p>Noted</p> <p>Noted</p>	
K Richmond	-	We do not believe you will reduce the traffic through the village by these methods and that the real issue is the speed cars in particular are travelling at. The Parish Council has not considered alternatives that control speed such as average speed cameras. These have been a great success in Lincolnshire and have reduced speed and thus serious accidents occurring.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
C Presnell	-	<p>I do not support the Parish Councils plans to declassify the A1123 and A1421. The state of the A1123 along Aldreth causeway is terrible and declassifying will remove any need for the Highways Authority to maintain the road. The last refurbishment closed the road for 12 weeks yet only appears to have been localised patch repairs and a short section, circa 15m. I dread to think what it cost for a 12 week closure just for this amount of work.</p> <p>Whilst the road is a through route for Lorries and commuters in their cars to/from Cambridge declassifying would make the road conditions worse. The Council would be better placed installing suitable traffic control/calming measures through the village to restrict through traffic, thereby deterring traffic.</p>	Noted. The County Council has decided not to declassify the A1123. Para 11.6 will be amended.	Amend Para 11.6
Community Action 2 – Highway Verges				
S MacEachern	-	I commend the PC for their work with Sustainable Haddenham to ensure that at least some of our verges have become havens for wildflowers and insects. It has been a pleasure to walk past the verge in Duck Lane with its riot of colour and buzzing insects. Such verges should be encouraged and increased.	Noted	None
J Fitzpatrick	-	Also add in about rewilding verges	Noted	None
G Roberts	Engineer, Middle Level Commissioners	No Comment	Noted	None
G Roberts	-	Whilst in agreement of the action this should also apply to development as several developments have impacted on the highway verges, particularly Aldreth Road with roadside ditches infilled. This reduces the roadside verge/ditches	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		function to deal with rainfall run-off from the road as there is no drainage.		
C Presnell	-	This should also apply to development as several developments have impacted on the highway verges, particularly Aldreth Road with roadside ditches infilled. This reduces the roadside verge/ditches function to deal with rainfall run-off from the road as there is no drainage.	Noted	None
Section 11 General Comments				
V Palfrey	-	I feel that Church Lane should be considered for traffic calming. The road is becoming more and more of a rat run and most vehicles do drive at speed. Pulling out of driveways can sometimes be quiet dangerous. The volume of traffic using Church Lane instead of going to the crossroads has increased.	Noted	None
M Guest	-	11.5 and 6 = support renewed efforts by Parish Council on reclassifying the A roads to B roads. 11.8 = support the proposal re 20mph limit but suggest a wider area than proposed to take in The Green/top part of West End as well as along Station Road from the crossroads; in addition extend the 30mph limit to the village boundaries, ie for Hillrow where I live the 30mph to go to the start of Hillrow Causeway where currently it is 40mph; would introduction of actual speed cameras also help to reduce traffic speed rather than the advisory system currently in use?	Noted	None
J Guest	-	11.5 and 6 = support renewed efforts by Parish Council on reclassifying the A roads to B roads. 11.8 = support the proposal re 20mph limit but suggest a wider area than proposed to take in The Green/top part of West End as well as along Station Road from the crossroads;	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		in addition extend the 30mph limit to the village boundaries, ie for Hillrow where I live the 30mph to go to the start of Hillrow Causeway where currently it is 40mph; would introduction of actual speed cameras also help to reduce traffic speed rather than the advisory system currently in use?		
R Miners	-	Try and downgrade the A roads to B roads.	Noted	None
J Davies	-	Yes please see my earlier comments on verges	Noted	None
G Hackney	-	It has come to light that the CC Highways Committee have turned down the de-classification of the A1123. The real problem is not the A1123, but the section of main road from Station Road to Witcham toll. This is the "rat run" that allows vehicles, including HGVs, to thunder through the village. De-classify that section and put in traffic calming and they will keep to the main roads.	Noted. The County Council has decided not to declassify the A1123. Para 11.6 will be amended.	Para 11.6 will be amended
V Bray	-	The poor signing at the crossroad causes accidents and near misses. Where does High Street and A14211 end? There no signs on the road surface. The ocerhead sign on A1421 is lost in a mess of other signs,,mostly bigger, Google maps gives A1123 for the actual crossing. Lorries turning up Hop Row are often late signalling encouraging overtaking . The highway code -164 points out this danger but it happens daily and the overtakers cannot be seen from the Hop Row give way line. The signing could be improved. More building on Hillrow but no public transport to access amenities. No regular transport anywhere except Ely. Only car or Taxi gets you to a hospital.or dentist. Its dark age living.	Noted	None
S MacEachern	-	11.4. Increasing amounts of development and traffic mean that traffic lights at the junction are increasingly essential. Will it take a major accident for action to be taken. I always	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		approach that junction with apprehension, whether on foot or in a vehicle.		
A Padmore	-	11.6 should be amended to reflect the recent refusal to downgrade the A roads to B roads by the County's Highways and Transport Committee.	Noted. The County Council has decided not to declassify the A1123. Para 11.6 will be amended.	Amend Para 11.6
N Kirby	-	I am aware of recent developments against the proposals to have the A1123 declassified to allow for a reduced speed limit and traffic calming measures. Regardless of whether heavy vehicles originate in the village or are using the A1123 as a cut through, I would support further efforts to reduce the speed on this road through the village. I would also like to see a 30 mph speed limit imposed on the road between Haddenham and Aldreth. Many people use this for walking and imposing such a speed limit along this short length of road would only increase journey times by a maximum of 1 minute.	Noted. The County Council has decided not to declassify the A1123. Para 11.6 will be amended.	Amend Para 11.6
G Roberts	Engineer, Middle Level Commissioners	<p>The plan objectives identify sustainable transport including walking, cycling and public transport and particular reference to improved cycleways between villages is noted. Where any proposals fall within the Commissioners' rateable area possible footpaths, cycleways, street lighting, and/or other street furniture should be positioned outside of any protected watercourse and the associated 9m maintenance access strip.</p> <p>The RMA prior written consent may be required and they will wish, when appropriate, to be involved in any discussions at the earliest possible stage.</p> <p>The RMA will only give consent for hard surfaced "pavements" where a formal hardened road exists and will</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>require that the relevant structure is positioned away from the watercourse on the landward side of a road.</p> <p>Alteration of any access tracks, droves or other rights of way within the board's district would be challenged by the Commissioners where any alteration or modification creates an impact on the ability to maintain watercourses and water management structures or gain access to areas of the district in undertaking their activities.</p>		
E Wedgwood	-	<p>More cycle parking needed at the crossroads and Camping Close end.</p> <p>Designated laybys or pull-ins are going to be needed for mobility scooters as at present when parked on the pavement they impede others and if on the road are not easily seen between parked cars.</p>	Noted	None
C Prescott	-	The Parish and District should seek to extend the footpaths network including use of the disused railway line between Sutton and Wilburton, which can be shared with farming use.	Noted	None
J Burgess	Haddenham Conservation Society	The Parish and District should seek to extend the footpaths network including use of the disused railway line between Sutton and Wilburton, which can be shared with farming use.	Noted	None
L Hill		Public transport will have its day again.	Noted	None
	East Cambridgeshire District Council	<p>Community actions – highway improvements</p> <p>The parish council should consider how its portion of Community Infrastructure Levy funds could be applied to meet the transport and travel objectives (11 & 12) and 'community actions' 1 and 2, set out in section 11 of the draft plan.</p> <p>Conformity with strategic</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
Policies Map comments				
A Padmore	-	see comments on section 13 protection of important views and 16 local Green Spaces.	Noted	None
J Howell	Hands off Hinchbrooke	I'm really a YES but I needed to tell you that my eyesight is not too good and in spite of the enlargement facility on the screen, the inset maps were particularly difficult. Combined with my occasional inadequacies with Windows 10 not a good situation.	Noted	None
V Grace	-	I would like to see the Great Mill at 57 Aldreth Road included as a Building of Local Interest.	It is already Listed	None
J Reeve	-	As mentioned above the viewpoints need to be numbered and listed in the document		
G Roberts	Engineer, Middle Level Commissioners	No Comment	Noted	None
G Roberts	-	Additional green space in Linden Way Settlement Gap should extend to boundary of Orchard/Bury Lane and up to Conservation Area boundary at Road to Hinton Hall Important views should include views from key locations looking towards the village.	Linden Way does not meet the NPPF criteria This is not considered necessary There are not considered to be any additional views within the parish that are appropriate for designation.	None
C Presnell	-	Additional green space in Linden Way highlighted above. Additional important views from key locations looking towards the village from the Fen should be included Settlement gap boundary should extend to the full Orchard boundary	Linden Way does not meet the NPPF criteria	None
H Wilkinson	Land Allocation c/o AAH Planning Consultants	Please see attached letter.	Noted and addressed elsewhere	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
Appendix 1 Comments				
J Howell	Hands off Hinchbrook	Very useful aide memoir when assessing how well plans have been put together and whether there are alternative solutions which would improve the look, efficiency and appropriate settlement within the landscape.	Noted	None
N Kirby	-	Should there not be a point on the Well Designed Homes checklist relating to drainage and rainwater usage?	The Plan is limited on what requirements it can make for such purposes.	None
G Roberts	Engineer, Middle Level Commissioners	In a similar manner to Policy HAD 15, this could be strengthened as no reference appears to have been made to design issues that could assist with surface water disposal and alleviate flooding.	The Plan is limited on what requirements it can make for such purposes.	None
G Roberts	-	<p>Sustainable building design should extend to include drainage and flood risk management. the checklist should also include maintenance of infrastructure created by development, including drainage</p> <p>Well designed homes should include sustainability and carbon reduction targets.</p> <p>should include "well designed sites or developments" to incorporate wider sustainability criteria, i.e. flood risk, biodiversity net gain, carbon, etc.</p>	The Plan is limited on what requirements it can make for such purposes.	None
General Comments				
R Gildersleeve	-	Thank you to the Neighbourhood Plan Team who have devoted hundreds of hours to this process to date. It's an impressive achievement and the document is excellent - accessible language, clear illustrations and concise wording	Noted and thank you	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		of policy statements. Thank you and good luck with the next stages.		
J Davies	-	Yes, a fabulous piece of work which has clearly taken an enormous amount of time.	Noted and thank you	None
V Bray	-	<p>section1 No useful bus to Cambridge is incredible. Hillrow has over 2 miles to walk to a bus stop' A regular if infrequent bus to the guided bus would open a huge area..</p> <p>There has been 'no effort to improve visibility at the crossroad At present A 1421 is not separated from the unclassified High street- or is High Street still the A1421? The road sign is not visible from the A1421,as by all the garage a load of signs -even the school, obscure it,there is no line separating it from the junction. The Highway Code - 164- warns against overtaking large vehicles but an overtaking vehicle is often seen too late. Google maps writes A11232 on the junction. Some attention to the signing could improve matters This junction is notorious but nothing is done.Even High Street has no apparant end at the cross Road</p>	Noted	None
S MacEachern	-	I have talked to a number of people who do not intend to spend time reading the plan and formulating responses because they have absolutely no belief that their opinions will count. One is constantly being consulted on planning matters and constantly ignored. When I attended the 'Haddenham in 40 years' display it was sad to see how many children were resigned to losing the fields they are growing up with to development.	Noted	None
A Padmore	-	Having read the various documents I have a concern that rather than provide safeguards for the future development	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>of the HNA. Any discrepancy or ambiguity between the HNP and the Design codes document or, a lack of detail in the HNP could create a trap that will be used against the village by potential developers, particularly where National or local policies take precedence.</p> <p>The HNP should be an accurate reflection of the survey results. That said I believe not all survey response are provided on the Link. Only 133 pages of 161 can be seen and I remember there were specific questions towards the end of the survey against which no responses can be seen on the link.</p>		
J Howell	Hands off Hinchbrooke	Nearly there, an excellent piece of work. Thank you.	Noted and thank you	None
N Kirby	-	Overall I think that this is a very well considered plan that will provide a firm basis for the future development of our villages.	Noted and thank you	None
S Pollard		Well done to those who have spent so much time putting together such a well thought out document which gives the village a wonderful vision for the future. Thank you	Noted and thank you	None
J Fitzpatrick	-	<p>The plan seems well thought out and in lots of detail. My main worry is that it will be overlooked and I really hope that's not the case. The fact that ECDC basically abandoned the local plan has been a big factor in developers gaining planning permission and the associated loss of habitat etc - it's been a free for all for the past few years. I'm aware that housing has to go somewhere, but it also needs to be properly thought out.</p> <p>Ensure that local footpaths/droves/permissive paths are retained along with any associated drains/hedgerows etc.</p>	When complete, the Neighbourhood Plan will form part of the statutory Development Plan that ECDC must take note of when making planning decisions.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>We are in very real danger of losing the character of the village with all of the new developments.</p> <p>Thank you to everyone who helped draw this up and the work that will continue on this. Hopefully, we will be able to have some sort of control over what happens for the future.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	
G Roberts	Engineer, Middle Level Commissioners	The Haddenham Level Drainage Commissioners would look forward to further consultation in due course.	Noted	None
E Wedgwood	-	I think that most aspects of creating a living thriving community have been considered and thank those that have taken time to prepare it for us.	Noted	None
L Hill		The site of the old Anson's Packaging needs to be decontaminated. Perhaps some 'hot desk' offices would be useful for the village now that our one real factory has gone.	The site has planning permission for housing	None
K Richmond	-	The Parish Council has not approached all land owners in the Haddenham Parish for alternative sites for the recreation ground, nor have they have they advertised the fact that they are looking for land. This should be addressed before they deprive the residents of West End of their one green area.	Noted	None
C Presnell	-	The Parish Council should be mindful of what has been written in the neighbourhood plan whilst responding positively on the "Orchard" development which was not supported by the Local Plan as it contravened Policy. the Orchard development was totally inappropriate. the Parish councils response objecting to other developments in the area contradicted their response to the Orchard and the views expressed in the plan. The Parish Council should reflect on this.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
J Manning		<p>Just a couple of very small things I picked up when I read through the plan that you might want to pass back to Ian.</p> <p>Page 33 under Grade II listed buildings:</p> <p>There's an "n" missing on Barn about 5 yards south of No. 10 Aldreth Road</p> <p>Page 41 11.2 - "number of cars per household are higher that across East Cambridgeshire". I wondered if it should read "higher than that across East Cambridgeshire."</p> <p>11.7 "...it essential that" Should that read "it is essential that ..."</p> <p>Hope you don't think I'm being picky but just picked those up as I read through.</p>	Thank you. The corrections will be made	Amend pages 33 and 41 to correct errors
Mr & Mrs J Waller	Ely Design Group	<p>INTRODUCTION</p> <p>This Statement has been prepared to provide background information to support the promotion of this parcel of land for residential development.</p> <p>The Localism Act 2011 enabled local communities/parish councils to prepare Neighbourhood Plans which would establish good planning policies for the Parish.</p> <p>Haddenham Parish Council have prepared a Pre-Submission Draft Plan and consultation commences on this on 4 September 2021.</p>	<p>Noted</p> <p>Noted</p> <p>We are aware of this</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>Haddenham has a defined 'Development Envelope' and house, employment and other development will be permitted within the envelope providing there is no significant adverse effect on the character and appearance of this area.</p> <p>Neighbourhood Plans allow communities the opportunity to review the Development Envelope.</p> <p>THE SITE The land is located beside Northumberland Close and the existing estate road, within Northumberland Road, would be extended into this site; the Landowner has a formal agreement with Sanctuary Housing to access the site through Northumberland Close.</p> <p>The site is bounded to the:-</p> <ul style="list-style-type: none"> • East by Northumberland Close • South by a maturing landscaped area which extends around part of the Eastern side • North and West by the established access route which visitors to the annual Steam Rally use to reach the parking area and the separate pedestrian access to the Steam Rally. <p>The area of the site is 0.512ha or 1.27 acres.</p> <p>The site does not flood and this is confirmed by the Environment Agency's website which classes this site as FLOOD ZONE 1 which states that 'Land and property in flood zone 1 have a low probability of flooding'.</p>	<p>We are aware of this</p> <p>We are aware of this</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>The site is also close to the recently approved housing development on the former Anson Packaging site to the North-East.</p> <p>Mains services of water, electric and sewage have been provided to the access point into this site.</p> <p>PROPOSAL</p> <p>This proposal is for the development of a modest parcel of land for 9 dwellings consisting of 2 affordable dwellings and 7 private dwellings.</p> <p>The development site would be developed to comply with Haddenham and Aldreth's Design Code.</p> <p>The site is 0.512ha / 1.27 acres so this proposal represents a low-density development of just 7 dwellings/acres. This is entirely appropriate for development on the edge of a village.</p> <p>This proposal has large areas of open space between the houses where the road is positioned.</p> <p>There will be additional landscaping particularly to and around the individual plots.</p> <p>The proposal would seek to exceed the minimum requirements of the Building Regulations by embracing green technologies, including air-source heat pump-based heating, pv panels and grey water harvesting.</p>	<p>Noted</p> <p>Noted</p> <p>Noted but this low level of housing cannot be guaranteed once the principal of development has been approved given the Government's aspiration to maximise the efficiency of land used for new development.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted but no evidence has been provided to demonstrate the viability of such an approach.</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>Whilst the site does not currently flood, and any development would meet drainage requirements for surface water run-off through retention of surface water on site and grey water harvesting.</p> <p>There will be a mix of sizes including 3, 4 and 5 Bedrooms. We acknowledge the need for smaller houses and this development will allow those currently considering moving to buy a larger property which will in turn vacate smaller properties.</p> <p>There would be biodiversity improvements to the site including swift boxes, bat and owl boxes and hedgehog access and houses etc.</p> <p>CONCLUSION This proposal is a natural expansion of an established housing estate and would provide quality houses in a sustainable location. It would maintain the appearance of the community and comply with the requirements of the Neighbourhood Plan.</p> <p>We look forward to receiving your support.</p>	<p>Noted</p> <p>There is no guarantee that this would happen.</p> <p>Noted</p> <p>There is no need to allocate additional sites for housing in Haddenham and, even if there were, there is no assessment of reasonable alternative sites that might provide a more sustainable solution for the village.</p>	
H Wilkinson	Land Allocation c/o AAH Planning Consultants	Please see attached letter.	Noted. Detailed responses are noted below and elsewhere in the report.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
H Wilkinson	Land Allocation c/o AAH Planning Consultants	<p>I refer to the above document and the consultation upon its contents. Please accept this letter as our response to the Regulation 14 consultation. This representation has been prepared by AAH Planning Consultants on behalf of Land Allocation Ltd, who have an interest in the land south of Wilburton Road, Haddenham.</p> <p>In accordance with (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012), notification of pre-submission consultation on the draft Haddenham and Aldreth Neighbourhood Plan (HANDP) has been given. The consultation period runs for 6 weeks, from 4th September 2021 to 18th October 2021. This representation responds to this consultation.</p> <p>Following a site description, this representation will provide comments on the relevant proposed policies of the draft Neighbourhood Plan. Each of the following policies will be discussed in this representation:</p> <ul style="list-style-type: none"> • Policy HAD1 – Spatial Strategy • Policy HAD2 – Housing • Policy HAD3 – Housing Mix • Policy HAD8 – Protection of Important Views • Policy HAD9 – Settlement Gaps <p>Site Description and Assessment</p> <p>Our client's site measures circa 4.14 hectares and is an area of agricultural land on the western edge of the village of Haddenham. The site is situated on land to the south of Wilburton Road. It is envisaged that the site would provide</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>The policy specific comments are dealt with elsewhere in the Statement.</p> <p>Noted</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>approximately 70 dwellings together with appropriate landscaping and Public Open Space.</p> <p>The site is bordered by Wilburton Road to the north with the development envelope and Pear Tree Close bordering the site to the west. To the east lies the residential property of 40 Wilburton Road, with agricultural fields and open countryside located to the south of the site. The site does not contain any Public Rights of Way (PRoW). It is considered that the site should be taken forward for housing development. The application site's boundaries are illustrated in the following image: [reproduced at the end of this table]</p> <p>The site is located adjacent to the development envelope of Haddenham, with No.18 Wilburton Road (which falls within the red line of the site and is the location of the proposed access) located within the development envelope. Therefore, the site is located on the edge of the settlement and is well contained with residential development to the east and west, and urbanising features such as the water tower and further residential development located to the north, beyond Wilburton Road. The development of this site is, therefore, very much in keeping with the existing built form, and there is a clear sense that the site will provide a natural extension to the settlement, whilst the provision of landscaping would contribute positively to the locality.</p> <p>Overall, we believe that this parcel of land represents a site that is well connected to the existing settlement and which can be developed without causing harm to the character of</p>	<p>Noted.</p> <p>Noted</p> <p>There is no need to allocate additional sites for housing in Haddenham and, even if there were, there is no</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>the village or the surrounding open countryside. There are no allocations proposed as part of the Neighbourhood Development Plan, however, we believe that should sites be allocated, that our clients site would make a suitable allocation which is deliverable and developable now.</p> <p>Comments on the relevant policies of the Draft Neighbourhood Plan</p> <p>This section of the representation will provide comments on the relevant proposed policies of the draft Neighbourhood Plan. As identified above, each of the following policies will be discussed in this section: [comments are noted against each policy above]</p> <p>Alongside the Pre-Submission Draft Haddenham and Aldreth Neighbourhood Plan, it is noted that a Haddenham Design Code has also been compiled in support of the production of the HANDP.</p> <p>Generally, with regard to Plan Making, including Neighbourhood Plans, the NPPF states that at Paragraph 18 'Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local plans that contain both strategic and non-strategic policies, and/or in local or Neighbourhood Plans that contain just non-strategic policies.'</p> <p>Paragraph 29 of the NPPF states that: 'Neighbourhood Planning gives communities the power to develop a shared</p>	<p>assessment of reasonable alternative sites that might provide a more sustainable solution for the village.</p> <p>Noted. The Parish Council response is noted against the specific policies elsewhere in the Statement.</p> <p>Noted</p> <p>Noted</p> <p>The Parish Council is aware of this.</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.' Footnote 16 clarifies that 'Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.'</p> <p>In addition, Paragraph 37 of the NPPF 2021 states 'Neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.' Footnote 23 defines other legal requirements as those 'set out in Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended)'.</p> <p>Paragraph 8 Schedule 4B to the Town and Country Planning Act 1990 (as amended) subparagraph 2 provides for the Basic Conditions to which a Neighbourhood Plan are to be tested against which can be summarised as:</p> <ul style="list-style-type: none"> • Is the Plan appropriate having 'regard to' national policies and advice contained in guidance issued by the Secretary of State? • Does the Plan contribute to the achievement of sustainable development? 	<p>We are aware of this</p> <p>The Parish Council is aware of the Basic Conditions</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<ul style="list-style-type: none"> • Is the Plan in general conformity with the strategic policies contained in the development plan for the East Cambridgeshire District Council area? • The Plan should not breach, and should otherwise be compatible with, EU Obligations. <p>The rest of this representation considers the aforementioned policies and whether they comply with the principles of sustainable development, are in line with the NPPF and whether the Neighbourhood Plan is considered to meet the basic conditions.</p> <p>Conclusion</p> <p>As presently drafted, we do not believe that the plan meets the Basic Conditions. The plan is in conflict with both national and local planning policy in regards to the proposed spatial strategy and housing requirements for the Parish. If the plan is not positively prepared, this could see a lower housing requirement than what is necessary for the Parish, which would exacerbate the already acute shortfall of housing, especially affordable housing.</p> <p>Furthermore, the lack of allocation of sites in this plan is a concern. It has been demonstrated that allocations (in the ECDC Local Plan 2015) HAD1 has already been built out. In addition, the HANDP currently relies on existing permissions being built out, without providing evidence that these permissions are actually deliverable. We consider that this information should be provided as part of the Plan. Furthermore, a more holistic consideration should be given to the revision of the Development Envelopes. Policy HAD 1</p>	<p>The Parish Council is of the opinion that the Plan meets the Basic Conditions.</p> <p>The housing provision in the Plan meets the indicative requirement identified by the Local Planning Authority.</p> <p>Given that the majority of permissions are currently under construction it would suggest that they are deliverable.</p> <p>The policy is fully compliant with the NPPF.</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>as drafted does not comply with the requirements of the NPPF or indeed the presumption in favour of sustainable development.</p> <p>In addition, we have demonstrated our concerns over certain policies within this proposed plan in that they seek additional viewpoints or propose settlement gaps which, at present, are not supported by any further justification. We believe that justification is required for such policies to be included within the HANDP. We ask that this evidence base is provided, and that these policies are either amended or deleted from the proposed plan accordingly.</p> <p>In the context of the above commentary, we do not consider that Haddenham and Aldreth Neighbourhood Plan meets the basic conditions, and we, therefore, urge that further consideration of the compliance with the NPPF and, therefore, the basic conditions test of the Neighbourhood Plan take place.</p> <p>If you require any further information or wish to discuss the matter further, then please do not hesitate to contact me at this office.</p>	<p>Noted. The evidence is available.</p> <p>The Parish Council is of the opinion that the Plan meets the Basic Conditions.</p> <p>This is not necessary</p>	
	Historic England	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Haddenham Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, but do not consider it necessary for Historic England to</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>have a detailed input into the development of your plan at this time. We would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Cambridgeshire County Council.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p> <p>Please do contact me, either via email or the number above, if you have any queries.</p>		
	Natural England	<p>Thank you for your consultation on the above dated 06 September 2021</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p>	Noted	None

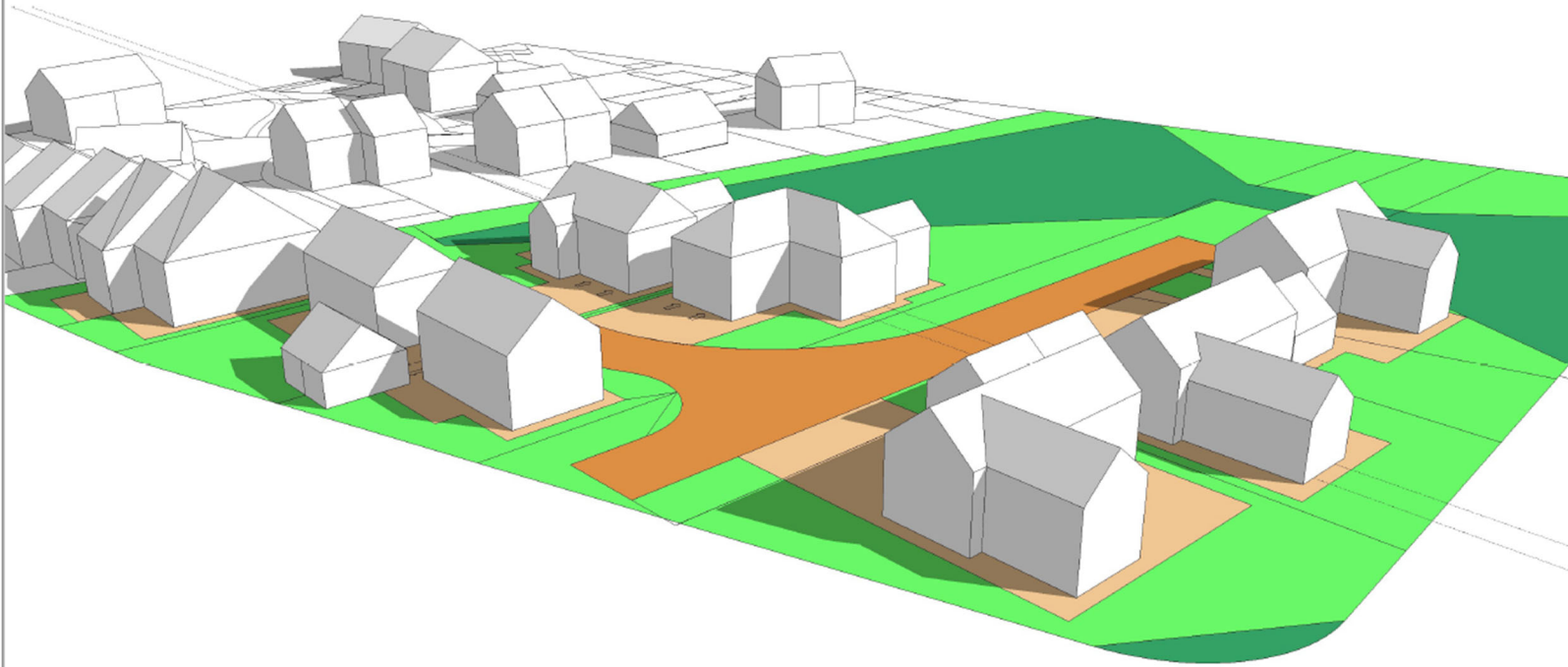
Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. [Not reproduced in this schedule but available from the Parish Council on request]</p> <p>For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p>		
	East Cambridgeshire District Council	<p>Evidence base It is encouraging that Haddenham Parish Council and its Neighbourhood Plan Working Group has commissioned and undertaken extensive evidence-collection and research. ECDC requests that all evidence documents be provided alongside the Neighbourhood Plan at the submission stage – such as the Local Green Spaces Appraisal referenced on p31 of the draft plan.</p> <p>Conformity with strategic policies The draft Neighbourhood Plan's policies appear broadly aligned with the strategic policies contained within the Local Plan 2015. ECDC is therefore satisfied that the draft Neighbourhood Plan does not undermine its strategic</p>	<p>The evidence documents will be published at Submission Stage</p> <p>Noted</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>policies and is capable of meeting the requirement for 'general conformity'.</p> <p>Other obligations ECDC has prepared a Strategic Environmental Assessment Screening Report on Haddenham Parish Council's behalf, which concluded that a full Strategic Environmental Assessment or Habitats Regulation Assessment is not required. ECDC is currently consulting statutory consultation bodies on its findings. Following the consultation, ECDC will update the screening report and issue its Determination Statement.</p> <p>In conclusion, ECDC considers that the Haddenham and Aldreth Neighbourhood Plan appears capable of satisfying the basic conditions and other relevant legal obligations. The Council would be happy to discuss with you the contents of this letter, should any clarification be required.</p>	<p>Noted</p> <p>Noted</p>	

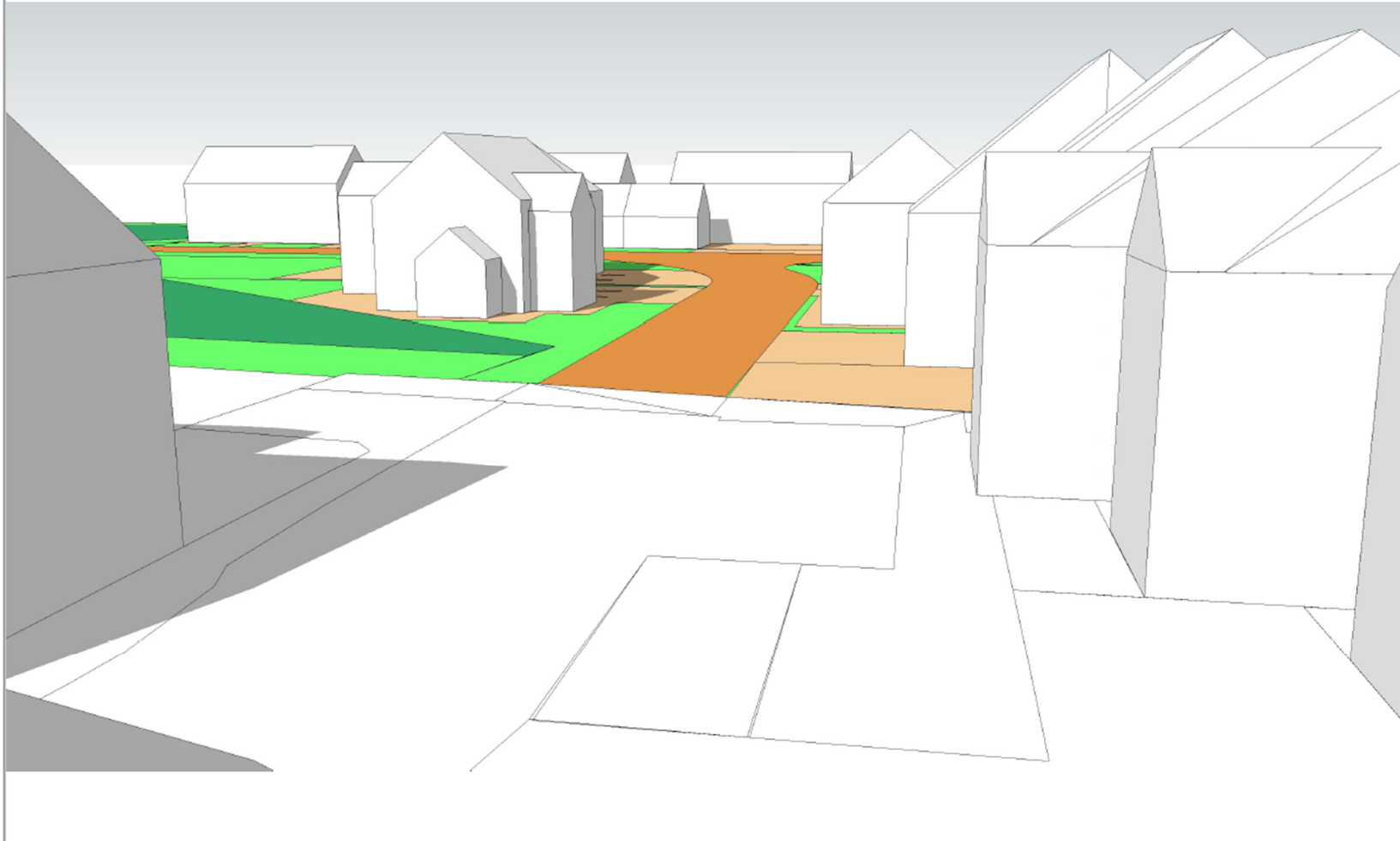
Plan submitted by J Waller



Plan submitted by J Waller



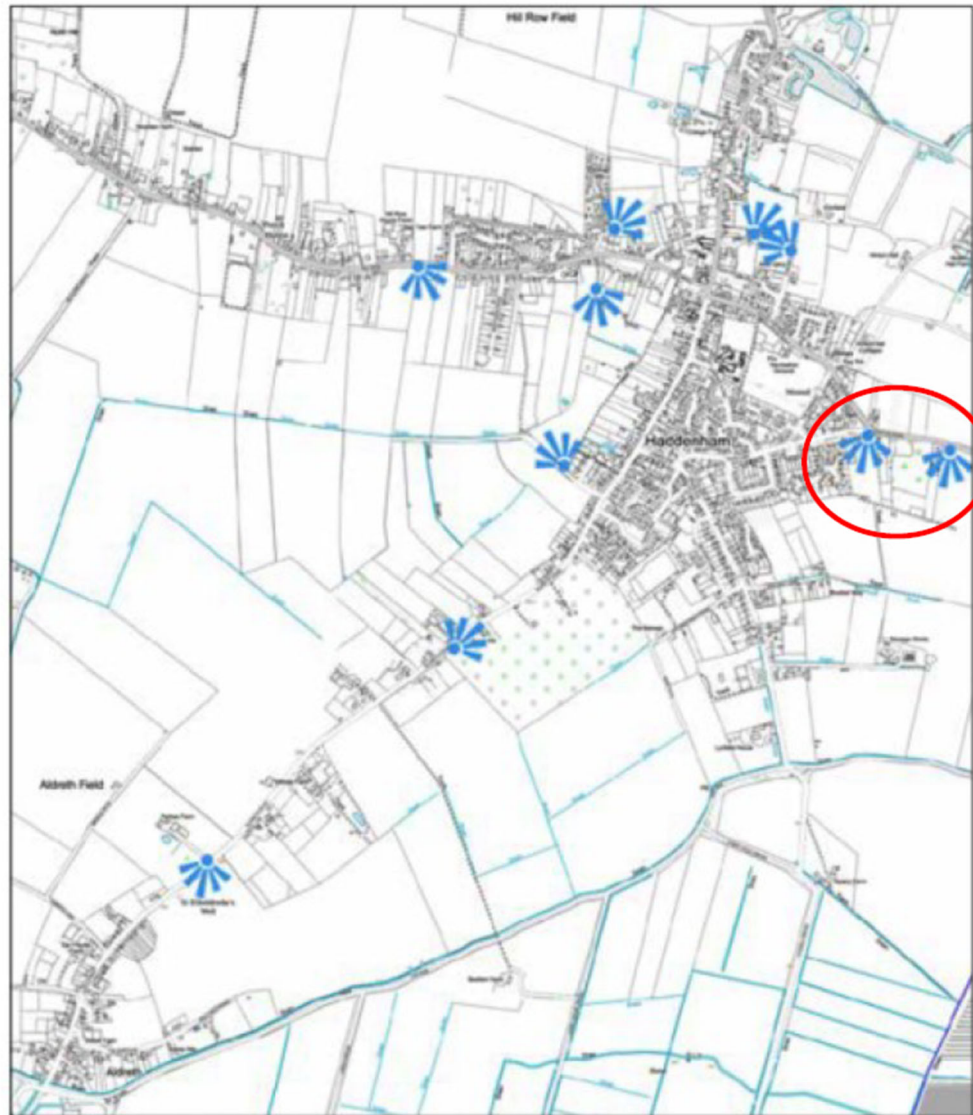
Plan submitted by J Waller



Map submitted by AAH Planning



Map submitted by AAH Planning



Map 7 - Important Views

Appendix 7 - Schedule of Post Pre-Submission Consultation Modifications

The table below sets out the changes made to the Neighbourhood Plan following the Regulation 14 Pre-Submission Consultation and the reasons for the modifications. Changes subsequent to the deletion of paragraphs or policies are not identified in this schedule.

Deletions are struck through eg deletion Additions are underlined eg addition

Page	Paragraph or policy number	Proposed modification	Reason
Cover		Pre-Submission Draft Plan <u>Submission Draft Plan</u> September 2021 <u>February 2022</u>	To bring the Plan up-to-date
3	Contents	Amend as necessary arising from changes in the Plan	To bring the Plan up-to-date
6	1.9	Add additional bullet point as follows: <ul style="list-style-type: none"> September 2021 – Pre-Submission Draft Plan consultation 	To bring the Plan up-to-date
7		Amend flow chart to recognise current stage reached	To bring the Plan up-to-date
7	1.10	Amend as follows: This first draft Neighbourhood Plan, formally known as <u>is the "Pre-submission Submission Neighbourhood Plan"</u> , which <u>is</u> being consulted on in accordance with the Government's regulations. Its <u>content</u> has specifically been informed by research undertaken by the Steering Group, or which has been provided by the Government's neighbourhood planning support programme. <u>The draft Plan was subject to public consultation at the "pre-submission" stage in September 2021 and comments received were</u> At the end of the consultation, comments will be reviewed and any necessary amendments to the Plan made ahead of submission to East Cambridgeshire District Council, for further consultation and then scrutiny <u>Following this consultation the Plan will be reviewed</u> by an independent examiner. Following the examination, and subject to the Examiner's response and the District Council approval, a referendum of Haddenham's residents on the Electoral Roll will be held to vote on whether the Plan should be used by East Cambridgeshire District Council when deciding planning applications.	To bring the Plan up-to-date
8	2.1	Amend as follows:	To ensure Plan is accurate

		<p>Haddenham Parish consists of Haddenham village, and the hamlet of Aldreth, located in the south of the Parish. Aldreth has its own village centre and a former Baptist church. The village of Haddenham <u>One hundred and twenty feet above the marshland lies on the highest ridge (120 feet) in of the Isle of Ely lies the village of Haddenham, with its prominent views over the landscape down to the River Great Ouse and the hamlet of Aldreth, Haddenham Parish has been settled for millennia. Its strategic position guarding the principal entrance into the Isle of Ely, along the situated at its western border. The tow ridge spurs lead to the causeways at Aldreth and Earith secured its continued importance, which together with Stuntney were once the only routes into the Isle. It was by the Aldreth causeway that the Romans first entered the Isle and later it was by the same route that William the Conqueror eventually overcame the resistance of Hereward having made a deal with the monks of Ely.</u></p>	
8	2.2	<p>Delete paragraph 2.2 It was a monk, Ovin or Owine, who is credited with bringing Christianity to Haddenham. Ovin administered Etheldreda's dowry after the death of her husband, coming to the Isle from Northumbria in 673 and helping her to found the monastery in Ely, the beginning of Ely Cathedral.</p>	To ensure Plan is accurate
8	2.3	<p>Delete paragraph 2.3 In 1770 James Bentham, an Ely Cathedral canon discovered the base of a Saxon cross in Haddenham inscribed in Latin 'O God grant Thy light and rest to Ovin, Amen'. The stone was probably a monument to Ovin after his death in 680 and now stands at the Prior's Door at Ely Cathedral.</p>	To ensure Plan is accurate
8	2.4	<p>Amend as follows: 2.42 Evidence of settlement at Haddenham dates back 6,000 years to <u>N</u>æolithic times <u>with tools and burial</u> through the barrows found at Foulmere Fen <u>near the river in the fen. Later finds include a Bronze Age</u> Another barrow excavated in 1983 revealed a Roman Celtic shrine, destroyed in Saxon raids in the third century. Further Saxon evidence was revealed by an ancient 26 feet long, canoe hollowed from one tree, in North Fen and spearheads at Aldreth. <u>Continuous occupation is evidenced in the Iron Age and Roman dispersed farmsteads and dug up in the fen gault in</u></p>	To ensure Plan is accurate

		1841 and much more recently the Saxon burial ground grave found <u>near the crossroads in the footings of the Three Kings' car park.</u>	
8		<p>Insert new Para 2.3 as follows:</p> <p>2.3 <u>The base of a Middle Saxon cross was found in the grounds of Holy Trinity church, dedicated to It was a monk, <u>called</u> Ovin or Owine, who is credited with bringing Christianity to Haddenham. Ovin administered <u>helping</u> Etheldreda's dowry after the death of her husband, coming to the Isle from Northumbria in 673 and helping her to found the monastery in Ely, the beginning of Ely Cathedral, in 673. The original is now in Ely Cathedral having been moved there in 1770 by James Bentham, an Ely Cathedral canon discovered the base of a Saxon cross in Haddenham.</u></p>	To ensure Plan is accurate
8	Map 2 title	<p>Amend as follows:</p> <p>Map 2 – Haddenham village centre 1888<u>7</u></p>	To ensure Plan is accurate
9	2.5	<p>Amend as follows:</p> <p><u>The Parish Church of Holy Trinity dates from the 13th century. A long tradition of Nonconformity is recorded in Haddenham from the 17th century in the form of the Society of Friends or Quakers, who were persecuted for being dissenters. There is a Methodist Church, founded in 1800, rebuilt in 1843, and a Baptist Chapel in Haddenham village, built in 1905, and one in Aldreth, rebuilt in 1908, although there was Baptist congregation as early as 1812, and once supported a lofty steeple with five great bells which could be seen for miles around. During one refurbishment (the steeple having been removed earlier for safety reasons), the collecting treasurer is reputed to have fled to the United States with the money – and so Haddenham church remains 'spire less'.</u></p>	To ensure Plan is accurate
9	2.6	<p>Amend as follows:</p> <p>A school was established in Haddenham as early as 1688 under a bequest from Robert Arkenstall. (d1640), whilst up to 28 public houses have been identified – no doubt helping the consumption of eels – Linden, a small part of Haddenham on the Aldreth spur, having to pay 3,333 eels to the Bishop of Ely every year! There was also a school at Aldreth as is indicted on the Ordnance Survey map of 18881887. These old maps <u>This First Edition Ordnance Survey map of Aldreth and Haddenham indicates the importance of orchards and their extent on the edge of the built-up</u></p>	To ensure Plan is accurate

		area. Sadly many are no longer present, the largest surviving remnant of a "Traditional Orchard" being the commercial operation at Millfield Orchard on Aldreth Road.	
9	2.8	Amend as follows: At the time of preparing the Neighbourhood Plan, the village was serviced by two regular bus services. Ely is accessible by bus (20 minutes), where the nearest railway station provides access towards Cambridge (20 minutes) and London (1 hour 15 minutes). The village of Haddenham lies in the Isle of Ely.	In response to comments and to bring the Plan up-to-date
10	3.4	Amend as follows: At the time the Neighbourhood Plan was prepared, the District Council had recently consulted on a "Single Issue Review" of the Local Plan which would provide a very limited partial update of its 2015 East Cambridgeshire Local Plan in respect of the housing growth requirement for the district. The initial <u>second</u> consultation document (March-December 2021) reported that the District Council did not propose to identify any further housing allocation "on the simple basis that supply already meets the [housing] requirement; indeed, supply is almost double the requirement."	To bring the Plan up-to-date
15	Policy HAD 1	Amend Policy HAD 1 as follows: POLICY HAD1 - SPATIAL STRATEGY Development Envelopes for Aldreth, Haddenham Village and Hill Row are defined on the Policies Map. Sustainable development proposals within the Development Envelopes will be supported in principle, subject to being of an appropriate scale and not having an unacceptable impact on: i. the amenity of residents; ii. the historic and natural environment; iii. the provision of services and facilities; and iv. the highway network. Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and District level policies. <u>Land outside the Development Envelope is defined as countryside where</u>	In response to comments

		<u>development will normally only be allowed for agriculture, horticulture, forestry, outdoor recreation and other uses which can demonstrate a need to be located in the countryside.</u>	
27	8.1	<p>Amend as follows:</p> <p>The natural environment within the Neighbourhood Area is predominantly formed of agricultural land delineated by hedgerows. There are few street trees within the Haddenham village, however small areas of woodland that bound footpaths and mature trees within private gardens have a strong visual presence from the streets. The Neighbourhood Area was historically known for the orchards that were planted in the area in the late 1700s and early 1800s, when the produce was harvested and transported to London via train. Whilst the majority of orchard sites were developed for housing during the late 20th Century, several remain today. <u>In 2007 traditional orchards were designated as a Priority Habitat under the UK Biodiversity Action Plan (BAP). The People's Trust for Endangered Species, supported by Natural England, has created a provisional inventory of traditional orchards throughout England and those in Haddenham parish are illustrated in Appendix 1. The loss of traditional orchards as a result of development will not be supported.</u> It is common for older properties in the village to have mature soft fruit trees in their gardens. Aldreth is strongly characterised by its agricultural landscape setting, as fields bound the Aldreth Road to the north and back onto properties along the High Street. The southern part of Aldreth is defined by its physical and visual connection to the River Great Ouse and its surrounding <u>wetland</u> marshland.</p>	In response to comments
25	Following para 7.18	<p>Insert new Community Action as follows:</p> <p>Community Action 1 – Sport and Recreation Facilities</p> <p>The Parish Council will explore option for the provision of additional recreation facilities, including further football pitches.</p>	In response to comments
27		<p>Insert new Community Action as follows:</p> <p>Community Action 2 – Traditional Orchards</p> <p>The Parish Council will seek to preserve and enhance the identified traditional orchards in the parish in order to prevent the loss of these important habitats.</p>	In response to comments
30	Map 7	Amend Map 7 to include all identified views and ensure placement is correct	In response to comments

31	8.9	Amend third bullet point of Para 8.9 as follows: • Where the green area concerned is local in character and is not an extensive tract of land. It is recognised that the designation of Local Green Spaces should not be used simply to block development.	To correct error
33	9.1	Amend final sentence of Para 9.1 as follows: The Hill Row Conservation Area comprises an area to the <u>west</u> east of Haddenham village centre	To correct error
33	9.4	Amend description of Grade II listed building as follows: • Barn <u>about</u> 5 yards south of No. 10 Aldreth Road	To correct error
37	Policy HAD13	Amend criterion d. ii of Policy HAD13 as follows: ii. Important landscape characteristics including trees, <u>traditional orchards as identified in Appendix 1</u> , ancient hedgerows, green edges and other prominent topographical features identified in the Design Code document;	In response to comments
41	11.2	Amend para as follows: Residents in the Parish are heavily reliant on the car to get access to jobs and larger centres such as Ely and Cambridge. As such, levels of car ownership and the number of cars per household are higher that than across East Cambridgeshire as a whole. In 2011, over 80 percent of those that travelled out of the village for work, did so by car and under 2 percent used the bus.	To correct error
41	11.6	Amend Para 11.6 as follows: Our County Councillor, on behalf of the villages along the routes, has now recently submitted a proposal to declassify the A1123 from Soham to St Ives and the A1421 from Haddenham to Witcham Toll. This is supported by all Parish Council's along the route, the District Council and the proposal has now been formally adopted by Cambridgeshire County Council. Haddenham Parish Council was incredibly disappointed to hear that at the Highways and Transport Committee meeting on 27th July 2021, a proposal to reclassify the A1123 from an A to a B road was not supported by the new administration at Cambridgeshire County Council. The downgrading of this road is strongly supported by Parish Council's along the route and lobbying to achieve a downgrade will continue.	To bring the Plan up-to-date

41	11.7	Amend Para 11.7 as follows: This scheme is not the total solution but it <u>is</u> essential that this goes ahead as it is the vital enabler to enact road safety measures which are not possible on "A" roads including traffic calming through our villages and the implementation of a weight restriction to stop the large flow of "through" HGV's taking shortcuts and make them stay on the major routes	To correct error
42	Community Action 1	Amend to Community Action 3	Consequential amendment
42	Community Action 2	Amend to Community Action 3	Consequential amendment
42	After Para 11.11	Insert new Community Action Community Action 5 – Cycle Paths The Parish Council will explore and encourage the provision of dedicated cycle paths connecting the parish to neighbouring settlements.	In response to comments
42	After Para 11.12	Insert new Community Action Community Action 6 – Public Rights of Way The Parish Council will seek to work collaboratively with neighbouring parishes and other partners to reclaim lost and historic public rights of way.	In response to comments
49		Insert new <u>Appendix 1 – Traditional Orchards Inventory</u> <u>Traditional orchards are designated as a Priority Habitat under the UK Biodiversity Action Plan (BAP). The People's Trust for Endangered Species, supported by Natural England, has created a provisional inventory of traditional orchards throughout England and those in Haddenham parish are illustrated on the map below.</u> <i>See map following table of modifications</i> <u>Details of the orchards can be found at https://naturalengland-defra.opendata.arcgis.com/datasets/2cc045a05b4348a3b444254810bccdad_0/about</u>	In response to comments

49	Appendix 1	Amend Title to Appendix 2	Consequential amendment
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