



Document Reference
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East Cambridgeshire
District Council

Policies for Haddenham

November 2017

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1. Introduction and Policy Context

Introduction

- 1.1 East Cambridgeshire District Council is reviewing its Local Plan, which was last adopted in April 2015. The new Local Plan, which is hoped to be adopted in 2018, will provide a framework for development in the district until 2036 and beyond.
- 1.2 This Evidence Report (which is one of a collection) provides background information and justification for policies relating specifically to the village of Haddenham, including:
- Haddenham1: Haddenham's Local Character and Facilities
 - Haddenham2: Infrastructure and Community Facilities
 - Haddenham3: Preferred allocation sites
- 1.3 The purpose of this report is to provide justification for the inclusion of specific policies relating to an individual settlement, and should be read alongside other Local Plan evidence documents. For example, a detailed reasoning of the settlement's position in the Settlement Hierarchy is contained in the Settlement Hierarchy report. For the findings of the assessment of individual sites, please refer to the Site Assessment Evidence Report Update 2017.
- 1.4 Collectively, the policies attempt to provide a coherent strategy for the settlement, over the plan period, which meets the area's needs and reflects the views of the community.

National policy

- 1.5 The National Planning Policy Framework (NPPF) was published in March 2012 and the National Planning Practice Guidance (NPPG) was introduced in 2014 which offers 'live' government guidance.
- 1.6 Through its Core Planning Principles, the NPPF indicates that planning should:
- "...take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it..."*
- 1.7 The emerging Local Plan recognises the differing roles and characters of different areas through providing a suite of bespoke policies, specific to each settlement in the district. These policies are set out in individual settlement chapters, in Section 7: Policies for Places.
- 1.8 In paragraph 157, the NPPF sets out a series of requirements which Local Plans should fulfil. The following requirements are considered relevant to the settlement chapters contained within Section 7:

"...Crucially, Local Plans should:

...be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area...

...not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives...

...plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework...

...be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date...

...allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate...”

- 1.9 In response to these requirements, Section 7 proposes the inclusion of policies relating to each settlement’s local character, infrastructure and facilities. Site allocations for a range of land uses are proposed for many settlements.

2 Haddenham in context

- 2.1 Haddenham is located 7 miles south-west of Ely. Due to its population size and good range of services, the Settlement Hierarchy identifies Haddenham as a ‘Large Village’.
- 2.2 As a Large Village, it is considered that Haddenham offers the potential to accommodate growth, thereby contributing to meeting the development needs of the area. The overall scale of growth is influenced by the village’s position in the Settlement Hierarchy, the availability of suitable sites, and the presence of environmental and/or infrastructure constraints.

3 Local Plan Policy: Further Draft

- 3.1 A Call for Sites exercise was held as part of the Preliminary Draft Local Plan consultation, during which a number of site submissions were received for Haddenham. The site submissions were assessed and sites considered suitable for development were proposed for allocation.
- 3.2 The Haddenham chapter of the Further Draft Local Plan proposed three draft policies:
- 3.3 *Policy Haddenham1: Haddenham’s Local Character and Facilities* seeks to ensure development proposals maintain Haddenham’s built character, ‘isle’ setting, and maintain the village’s facilities expanding on them where possible.
- 3.4 *Policy Haddenham2: Infrastructure and Community Facilities* sets out the settlement’s priorities in terms of infrastructure and facilities.

- 3.5 The content of the policies was informed by the Local Plan 2015, engagement with the Parish Council (in 2016), and responses to the Preliminary Draft Local Plan consultation (where applicable).
- 3.6 Policy *Haddenham3: Preferred Allocation Sites* identified four site allocations:
- HAD.H1 – Land off Rowan Close (15 dwellings);
 - HAD.H2 – Land at New Road (24 dwellings);
 - HAD.H3 – Land east of Chewells Lane (40 dwellings);
 - HAD.E1 – Land at Haddenham Business Park, Station Road
- 3.7 A number of other site submissions were assessed, but each was found to be not suitable for allocation. The results of the site assessment are presented in the *Site Assessment Report Update 2017*.
- 3.8 Haddenham has a Development Envelope to define the boundary of the built up area and extent of the countryside. A number of changes to Haddenham’s Development Envelope were proposed during the Preliminary Draft Local Plan consultation. Following assessment, each was rejected. The reasons for rejection are set out in the Development Envelopes Assessment Report.
- 3.9 In summary, the following comments were received during the Further Draft Local Plan consultation (January – February 2017) in response Haddenham draft policies:

Overarching Issues/Concerns

- Haddenham Parish Council is content with the draft allocations, as these are in line with comments made following the Call for Sites exercise. Strongly supports proposal for Community Led Development scheme – see Site/12/16.

Infrastructure and Other constraints

- Haddenham Parish Council requests revision to policy Haddenham2, including: highway improvements and calming to reduce traffic speeds in the village; installation of traffic lights at Haddenham Top Corner; safety improvements at Witcham Toll junction; improvements to pedestrian/cycle routes, including installation of pedestrian crossing near Haddenham crossroads and provision of a new Northstowe – Aldreth – Haddenham – Stretham – Ely cycle route, and Haddenham to Witcham Toll cycle route; improved public transport links; improvements to community facilities, including the Arkenstall Centre, Sports Pavilion and other recreation facilities; expansion of primary school.
- Village is served by fibre Broadband; however, cabling between homes and cabinet is antiquated and requires upgrading.
- Cambridgeshire County Council confirms that the level of growth proposed by the plan can be mitigated at the local primary school which has potential for expansion. There is emerging pressure at secondary school, but site has potential for expansion.

Site Specific Comments

HAD.H2 Land at New Road

- Site adjoins the Conservation Area. Development of the site will need to conserve and where opportunities arise enhance the conservation area and its setting – this

requirement should be included in the policy, and should reflect the statutory requirements.

- Site promoter requests boundary is amended to include further land to the east, to enable the development of 180 dwellings – see Site/12/17.

HAD.H3 Land east of Chewells Lane

- Site promoter supports allocation of site, but requests that policy wording is amended to make it clear that the proposed dwelling figure (40 units) is indicative only.
- Site will deliver public benefits, including new public open spaces, play areas and improved access to public rights of way.
- Site is unconstrained and can be delivered within five years.

Site/12/05 Metcalfe Way (rejected site)

- The site promoter disagrees with the findings of the site assessment and objects to the rejection of the site.
- The site is located approximately 340 metres from a Water Recycling Centre. An odour assessment will be undertaken to ensure no detrimental impact on the quality of life of future residents.
- Proposed layout of the site can easily accommodate sloping topography, and respect adjoining development, through appropriate mix of dwelling sizes and sensitive placing and orientation.
- A significant landscape buffer will be installed to protect neighbouring amenity.
- Site promoter argues that the site is just as suitable as the draft site allocations, when considered against the assessment criteria.
- Proximity to heritage assets should not be treated as a negative factor.
- Site will bring forward sustainable development, without harm to the character and facilities, and will bring investment in infrastructure.

Site/12/09 Anson packaging Site (rejected site)

- Site promoter disagrees with the findings of the site assessment, and the rejection of the site.
- The site is located within the development envelope and therefore is not physically separate from the main area of the village.
- The site is approximately 300 metres from village centre, and therefore is within walking distance of village services and amenities.
- The premises are vacant and do not therefore currently offer employment – land to the north of the site is allocated for employment use currently, therefore employment land is available in the area.
- The site generates HGV movements; therefore residential use would reduce highways impact.

Site/12/10 Land off Bury Lane (rejected site)

- Site promoter disagrees with rejection of site, and requests its reconsideration. Site promoter indicates site has excellent access to a range of village services and facilities.
- Site has limited landscape and visual merit.
- Opportunity to incorporate amenity space and landscaping.
- Unconstrained and could provide much needed housing in short term.

New Site(s) suggested

- Site/12/15 Land at Aldreth Road
- Site/12/16 Land off West End
- Site/12/17 Land north of Haddenham Road

4 Local Plan Policy: Proposed Submission

- 4.1 Policy Haddenham2 has been amended for the Proposed Submission Local Plan, particularly to reflect the requests made by the Parish Council. Broadband was raised as an issue. Haddenham already benefits from fibre broadband, delivered through the Connecting Cambridgeshire project. The comment referring to 'antiquated' wiring, is likely referring to copper cables connecting homes to the telephone exchange, which is understood to be outside the scope of the project.
- 4.2 Policy Haddenham3 has been amended as follows:
- HAD.H1 (Rowan Close) deleted because now complete and therefore no longer needs allocating
 - An alternative HAD.H1 (Land off West End) (12/16) has been added, for reasons set out in the Site Assessment Report.
 - HAD.H2 (New Road) has an additional bullet highlighting the site's proximity to the Conservation Area.
 - HAD.H3 (Chewells Lane) bullet point slightly amended, but same intent remains.
 - The fourth column heading has been amended to refer to 'indicative' dwellings, to be consistent with elsewhere.
- 4.3 All comments relating to new and previously rejected sites were carefully considered, with full details as to the assessment of such sites available in the Site Assessment Report.
- 4.4 Policy Haddenham4 has been introduced for the Proposed Submission Local Plan, linked to the inclusion of the new site off West End. The bespoke policy is needed due to the particular circumstances and issues relating to this site. The site has also been excluded from the development envelope, due to the special circumstances that this site must be delivered as a community-led scheme.

5 Alternative Reasonable Options

- 5.1 Option 1 is the preferred policy approach for Haddenham, comprising the four policies as set out.
- 5.2 Option 2 would be to not include either Policies Haddenham1 or 2, but these are rejected on the basis that they both give locally specific policy matters for the settlement, which would be lacking without such a policy.
- 5.3 Option 3 would be to include alternative site allocations. Such alternatives are assessed in both the Sustainability Appraisal report and the Site Assessment Report.

6 Conclusion

- 6.1 This Evidence Report demonstrates the rationale for the proposed Haddenham related policies as contained in the Proposed Submission Draft Local Plan (November 2017). It is hoped that this report helps demonstrate how we have responded to comments received during the previous Draft consultations, as well as how the latest evidence and national guidance has been taken into account.