

# HADDENHAM



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## 1. Settlement characteristics

**Haddenham** is a large village on the west 'shore' of the Isle of Ely, 7 miles south-west of Ely. Haddenham occupies a dramatic ridge, with views down north and south to the fens.

The village contains a large number of listed buildings and has two Conservation Areas, one of which covers the Hill Row area. The A1123 and the A1421 roads run through the village, meeting at a crossroads in the centre of the village. The main features of the village are shown on Map xxx.

Haddenham has a reasonable level of services, including a post office, several shops, a library, a primary school, two public houses, 3 churches, a village hall, a sports and social club, a doctor's surgery, a pharmacy, an elderly day care centre and a number of public open spaces, including the recreation field (which has Queen Elizabeth II Field status). Haddenham is served by two regular bus services.

## 2. Key statistics

<i>Haddenham</i>	
<i>Population<sup>1</sup></i>	3050
<i>Dwellings<sup>2</sup></i>	1450
<i>New dwellings built 2001-2011 (net)</i>	102
<i>Estimated new dwellings 2012-2031</i>	
<i>Employment<sup>3</sup></i>	13% work from home, 67% travel up to 20km to work, 15% travel over 20km to work
<i>Existing public transport services</i>	A Monday – Saturday regular service to Ely, plus the X8 service to Cambridge stops in Haddenham once in the morning and once in the evening Monday – Friday

<sup>1</sup> Population for Haddenham village, Cambridgeshire County Council Research Group (mid-2010)

<sup>2</sup> Dwellings in Haddenham parish, Cambridgeshire County Council Research Group (mid-2010)

<sup>3</sup> Distance travelled to work, East Cambridgeshire 005A and 005B Lower Layer Super Output Areas (covering Haddenham and Aldreth), Census 2001

### **3. Housing**

Haddenham is a large village and is likely to continue to grow over the next 20 years, with new housing being built on suitable 'infill' sites within the village. Additionally, two new housing allocation sites are proposed on the edge of Haddenham at Land off Rowan Close and Land at New Road. Details of the allocation sites are set out in the sections below.

A 'development envelope' has been drawn around Haddenham to define the built-up part of the village where development (infill and on the 2 allocation sites) may be permitted. The purpose is to prevent sprawl into the open countryside. Development on the allocation sites will need to be in line with Policies HADD1 and HADD2.

Outside the development envelope, housing will not normally be permitted – unless there are exceptional circumstances, such as essential dwellings for rural workers, or affordable housing. Housing schemes outside the development envelope will be assessed against Policy xx and other Local Plan policies as appropriate.

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.

#### **Housing allocation – land off Rowan Close**

The site is located to the south-west of the village along the road to Aldreth. The site is bounded by existing housing to the north and a private garden and paddocks to the south. It is screened to the south by hedgerows and mature trees, which should be retained as part of the landscaping scheme for the site. The site is a natural extension of the existing housing at Rowan Close and access will be via this estate.

#### **Policy HADD 1: Housing allocation, land off Rowan Close, Haddenham**

0.5 hectares of land is allocated for residential development of approximately 15 dwellings. Development proposals will be expected to:

- Provide an element of affordable housing (currently 30%) as required under Policy xx, with priority being given to people in local housing need.
- Provide a minimum of 0.1 ha of public open space on-site
- Provide a mix of dwelling types and sizes to reflect current evidence of need within Haddenham
- Retain the existing hedgerow and mature trees that comprise the southern boundary of the site.
- Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development.
- Demonstrate there is adequate capacity in the sewage treatment works and the foul sewage network
- Comply with other policies of the Local Plan

#### **Housing allocation – land at New Road**

The site is located to the east of the village along the road to Wilburton. The site is bounded by Hinton Hall gardens and fields to the north, the A1223 to the south and private dwellings to the

east and west. The site consists of two parcels of land in separate ownership. Land at 3A New Road is currently a mixed-use site with a small care repair business at the rear of the site. The owner is flexible with regard to retaining the employment use if appropriate and a lower number of dwellings will be appropriate on the site if the employment use remains. Land adjacent 5 New Road is currently undeveloped.

The site has mature hedges to all boundaries, these should be retained where possible and soft landscaping will be required to minimise the visual impact of the development from the main A1123 road. A single access onto the A1123 to serve the site will be required, which must be safe and a suitable distance away from the corner of the New Road.

**Policy HADD 2: Housing allocation, land at New Road, Haddenham**

0.8 hectares of land is allocated for residential development of approximately 24 dwellings. Development proposals will be expected to:

- Provide an element of affordable housing (currently 30%) as required under Policy xx, with priority being given to people in local housing need.
- Provide a minimum of 0.16 ha of public open space on-site
- Provide a mix of dwelling types and sizes to reflect current evidence of need within Haddenham
- Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development from the main A1123 road
- Provide safe vehicular access from one point to the south west of the site
- Demonstrate there is adequate capacity in the sewage treatment works and the foul sewage network
- Comply with other policies of the Local Plan

## **4. Employment**

There are a number of businesses in Haddenham, both in the centre of the village and on the Haddenham Business Park. The District Council is keen to retain the stock of business land and premises in order to support local economic growth. Proposals to re-use employment sites for other purposes will only be permitted in certain circumstances (see Policy xx).

The Local Plan proposes the allocation of additional 0.8 hectares of employment land in Haddenham in the form of an extension to Haddenham Business Park (see Policy HADD3 below).

Other suitable new employment proposals within or on the edge of the village will be supported in principle, subject to Policies xx, xx and xx.

### Employment allocation – land at Haddenham Business Park, Station Road

The proposed employment allocation at Haddenham Business Park will provide for a mix of uses including B1, B2 and B8. Access to the extension will be via the existing business park entrance.

The development will have to be sensitive to the adjoining residential properties and have 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. This proposal also presents an opportunity to improve the visual impact of the site from Ely Way by including soft landscaping to

the boundary. Landscaping will also need to be provided along the boundaries adjoining residential properties.

**Policy HADD 3: Employment allocation, land at Haddenham Business Park, Station Road, Haddenham**

0.8 hectares of land is allocated for employment development at Haddenham Business Park (B1, B2, B8). Development proposals will be expected to:

- 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 landscaping along the boundaries adjoining residential properties.
- Demonstrate there is adequate capacity in the sewage treatment works and the foul sewage network
- Comply with other policies of the Local Plan.

**5. Infrastructure and community facilities**

Residents in Haddenham have indicated a desire for improvements to infrastructure and facilities in the village. A list of priorities is set out in the table below.

	<i>Priority</i>	<i>Suggestions</i>
1	Traffic calming/highway improvements/weight restrictions on roads	Work with Wilburton Parish Council to reduce the speed limit between the two villages  Install pedestrian crossing with traffic lights near crossroads in village
2	Improvements to Broadband	The District Council is working in partnership with the County Council to seek improvements to the Broadband service across the district.
3	Improvements to pedestrian/cycle routes	A Northstowe – Haddenham – Stretham – Ely route
4	Improved transport links/public transport services	Improved regular service to Cambridge
5	Improvements to the community facilities	Including the Arkenstall Centre, The Recreation Centre and the Sports and Social Club
6	More support for home working and businesses operating from home	Improvements to Broadband service

The top priority is to reduce the speed and volume of traffic, particularly lorries, coming through Haddenham. The District Council will work with the Parish Council and County Council to explore options and secure funding for traffic management schemes in Haddenham. The second priority, a better Broadband service, is an issue that the District Council is already working with County

Council to address across the district. The third priority is improvements to pedestrian/cycle links to enable connections to Ely and neighbouring villages. The District Council will work with the Parish Council and County Council to explore options and secure funding for such schemes. The District Council will also work in partnership to try to retain existing public transport levels, and encourage self-sufficient transport services, such as community transport.

The current community facilities in Haddenham (including the shops, Post Office, pubs, Library, Arkenstall Centre, Doctors Surgery and churches) contribute to the quality of people's lives. The loss of community facilities will also be resisted under Policy xx. Proposals for new community development that benefits the village will be supported in principle, subject to Policies xx and xx.

6. Spatial strategy for Haddenham (Map xx)



Map x  
Haddenham



1:10,000

