



Haddenham and Aldreth Neighbourhood Plan 2019-2031

MADE VERSION
OCTOBER 2022

Haddenham Parish Council



Prepared by Haddenham Parish Council

Supported by Places4People Planning Consultancy

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PLANNING CONSULTANCY

CONTENTS

1	Introduction	5
2	Haddenham and Aldreth Past and Present	8
3.	Planning policy context	10
4.	Vision and Objectives	11
5.	Planning Strategy	12
	Policy HAD1 - Spatial Strategy	15
6.	HOUSING	17
	Policy HAD2 - Housing	17
	Policy HAD3 - Housing Mix	19
7.	EMPLOYMENT, SERVICES AND FACILITIES	21
	Policy HAD4 - Haddenham Business Park Extension	23
	Policy HAD5 - Protecting Existing Services and Facilities	24
	Policy HAD6 - Sport and Recreation Facilities	25
8.	NATURAL ENVIRONMENT	27
	Policy HAD7 - Conserving and Enhancing Internationally Designated Sites	28
	Policy HAD8 - Protection of Important Views	30
	Policy HAD9 - Settlement Gaps	31
	Policy HAD10 - Dark Skies	31
	Policy HAD11 - Local Green Spaces	32
	HISTORIC ENVIRONMENT	35
	Policy HAD12 - Buildings and Features of Local Interest	36
10.	DEVELOPMENT DESIGN	37
	Policy HAD13 - Design Considerations	39
	Policy HAD14 - Sustainable Building Practices	40
	Policy HAD15 - Flooding and Sustainable Drainage	41
11.	HIGHWAYS AND TRAVEL	43
	Policies Map and Inset Maps Key	45
	Policies Map	46
	Haddenham Village Centre Inset Map	47
	Hill Row Inset Map	48
	Aldreth Inset Map	49
	Appendix 1 - Traditional Orchards Inventory	51
	Appendix 2 - Development Management Checklist	52

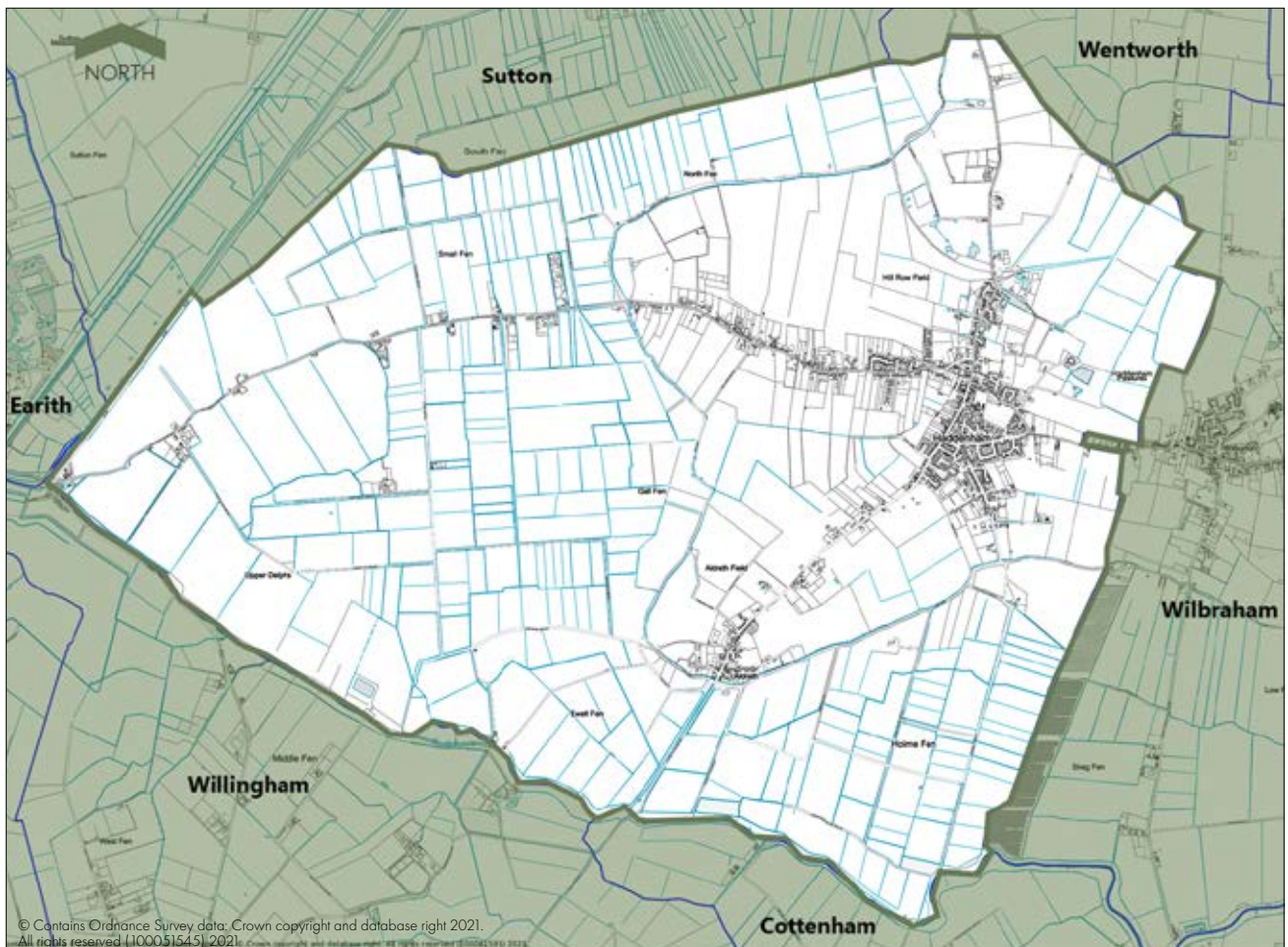
1. INTRODUCTION

- 1.1 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare Neighbourhood Plans, which establish general planning policies for the development and use of land in the neighbourhood. These Plans, when properly "made" become part of the legal planning framework for the designated area.
- 1.2 A Neighbourhood Plan is, therefore, a community-led planning framework for guiding the future development, regeneration and conservation of an area. It is about the use and development of land and contains a vision statement, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.
- 1.3 Town and parish councils are encouraged to produce their own Neighbourhood Plans enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood



area, which contains all or part of the administrative area of a town or parish council, that council is responsible for the preparation of the Plan. Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.

- 1.4 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, and in 2019 Places4People Planning Consultancy was retained to guide and assist with the preparation of the Plan.
- 1.5 The Haddenham Neighbourhood Area was originally designated in August 2019 and followed what, at the time, was the Parish boundary. However, in 2019 East Cambridgeshire District Council undertook a Community Governance Review (CGR) of Parish boundaries. This resulted in new Parish boundaries being brought into effect by the District Council in May 2019. Through implementing the CGR, the Sutton/Haddenham Parish boundary was modified. A parcel of land at Hill Row Causeway, formerly located in Sutton Parish, is now located in Haddenham Parish. Sutton Neighbourhood Plan follows the old (pre-CGR) Parish boundary and therefore included the land at Hill Row Causeway.
- 1.6 As it is not permitted for Neighbourhood Areas to overlap, in designating the Haddenham Neighbourhood Area in August 2019, it was necessary to amend the proposed boundary to exclude the area located in Sutton's Neighbourhood Area. Given that Sutton Parish Council are now reviewing their Neighbourhood Plan, an opportunity has been made to amend the Neighbourhood Areas so that they coincide with the current Parish boundaries. The Neighbourhood Areas were amended by the District Council in June 2021 and the Haddenham Neighbourhood Area is illustrated on **Map 1**.



MAP 1 - Haddenham Neighbourhood Plan Area

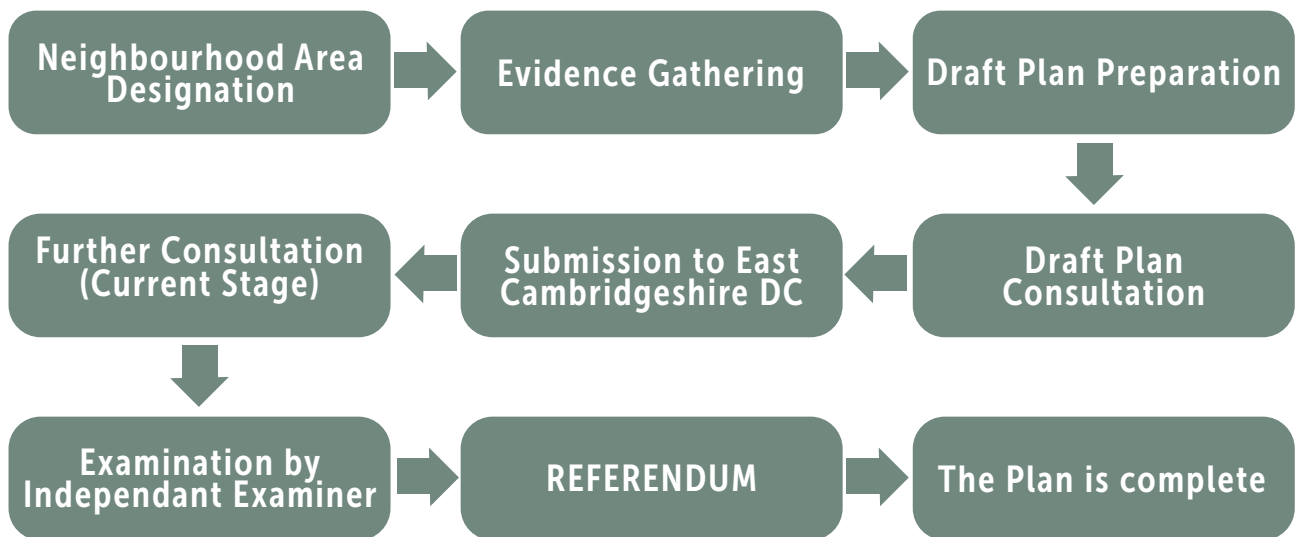
- 1.7 The Neighbourhood Plan regulations require a Neighbourhood Plan to:
- be appropriate, having regard to National Planning Policy
 - contribute to achieving sustainable development
 - be in general conformity with strategic policies in the development plan for the local area
 - be compatible with EU obligations and Human Rights requirements

How the Plan has been prepared

- 1.8 The Plan has been prepared in accordance with the Government's Neighbourhood Planning Regulations, has followed several distinct stages that can be simply illustrated in the diagram below and, in particular, has involved local community engagement to gather evidence, albeit that the ability to undertake face-to-face consultation was constrained by the COVID-19 Pandemic.

1.9 Consultation events included:

- September 2019 - Neighbourhood Plan Launch Drop-in Event
- March - July 2020 - Residents Survey
- September 2021 - Pre-Submission Draft Plan consultation
- April - May 2022 - Submission Draft Plan consultation
- June - July 2022 - Independent Examination



The Neighbourhood Plan Process

1.10 This is the final adopted (or 'made') version of the Neighbourhood Plan. It's content has specifically been informed by research undertaken by the Steering Group, or which has been provided by the Government's neighbourhood planning support programme. The draft Plan was subject to public consultation at the "pre-submission" stage in September 2021 and comments received were reviewed and necessary amendments made ahead of submission to East Cambridgeshire District Council in April 2022. The District Council carried out further consultation on the submitted Plan before it was assessed by an independent neighbourhood plan examiner. Amendments required by the examiner were made and thereafter a referendum of Haddenham's residents on the Electoral Roll took place on 29 September 2022. Of the electorate that voted, over 90% voted in favour of the Plan being used by East Cambridgeshire District Council when deciding planning applications. Reflecting that result, East Cambridgeshire District Council then formally 'made' the Neighbourhood Plan on 20 October 2022.

1.11 The Neighbourhood Plan guides where new development could take place while ensuring that the unique characteristics and landscape setting of the village are maintained. It enables the protection and improvement of vital services and facilities and contains planning policies that, when the Plan is complete, will be used as a starting point for consideration of planning applications. Based on the issues identified during the initial stages of preparing the Neighbourhood Plan, the following themes have been identified for inclusion. Each is addressed in a separate chapter and within those chapters there are relevant planning policies and/or "community aspirations". Although the latter do not form part of the development plan, they identify local initiatives

to address issues and concerns raised during community engagement. The community aspirations are identified differently from the planning policies to avoid confusion.

1.12 The Neighbourhood Plan is supported by a number of "evidence" documents that were prepared either by the Parish Council or consultants through the Government's Neighbourhood Planning support programme. The documents listed below can be viewed on the Haddenham Neighbourhood Plan pages of the East Cambridgeshire District Council website and are referred to, as appropriate, elsewhere in the Plan and provide more detailed information and guidance that support the planning policies and to which regard will be had when considering development proposals.

- Haddenham Design Code - December 2020. AR Urbanism
- Assessment of Important Views - March 2022. Haddenham Parish Council
- Local Green Spaces Assessment - February 2022. Haddenham Parish Council



2 HADDENHAM AND ALDRETH PAST AND PRESENT

- 2.1 One hundred and twenty feet above the marshland on the highest ridge 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 causeways at Aldreth and Earith, secured its continued importance.
- 2.2 Evidence of settlement at Haddenham dates back 6,000 years to Neolithic times with tools and burial barrow found near the river in the fen. Later finds include a Bronze Age 26 feet long canoe hollowed from one tree, in North Fen and spearheads at Aldreth. Continuous occupation is evidenced in the Iron Age and Roman dispersed farmsteads and Saxon burial ground found near the crossroads in the Three Kings' car park.
- 2.3 The base of a Middle Saxon cross was found in the grounds of Holy Trinity church, dedicated to a monk called Ovin who is credited with helping Etheldreda 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.
- 2.4 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. .



Map 2 – Haddenham village centre 1887

2.5 A school was established in Haddenham as early as 1688 under a bequest from Robert Arkenstall. There was also a school at Aldreth as is indicated on the Ordnance Survey map of 1887. The First Edition Ordnance Survey map of Aldreth and Haddenham indicate the importance of orchards and their extent on the edge of the built-up 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.

Haddenham today

2.6 The village of Haddenham at the time the Plan was prepared, has a number of local amenities including a village centre and library, a village green, one public house, two cafes and several shops including a butcher along a high street, a pharmacy, beauty salon, a primary school, doctors' surgery, post office, a sports and social club, an arts centre and a number of public open spaces, including Haddenham Recreation Ground. The village contains a number of religious buildings; the Holy Trinity Church (13th Century) as well as the 20th Century Baptist and the 19th Century Methodist Chapel. The village also benefits from several venues which hire meeting rooms. These are utilised by the large number of community groups that are active in the area.

2.7 At the time of preparing the Neighbourhood Plan, the village was serviced by two 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).

2.8 The Parish of Haddenham has a current estimated population of 3,396 (mid-2019), representing an increase of just under 5% since 2001. Markedly, there has been a decline in the number of residents aged 20-59 in the same period but a 35% increase in those aged 60 or over.

2.9 In recent years vehicular traffic has been a significant issue across the Plan area. The A1123 has provided a "rat-run" between the A10 at St Ives and Huntingdon, particularly during construction works on the A14 between Cambridge and Huntingdon. The completion of the new A14 Huntingdon bypass in 2020 may have reduced the number of these journeys, although it is too early to compare current with pre-2020 statistics due to the COVID-19 restrictions on journeys.



Diagram 1 - Location of Haddenham and Aldreth in wider area

3. PLANNING POLICY CONTEXT

3.1 The regulations governing the preparation of Neighbourhood Plans require that they conform with the National Planning Policy Framework (NPPF) and the strategic policies of the Local Plan. In July 2021 the Government published a revised NPPF which includes a presumption in favour of sustainable development.

Paragraph 11 of the NPPF states:

Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

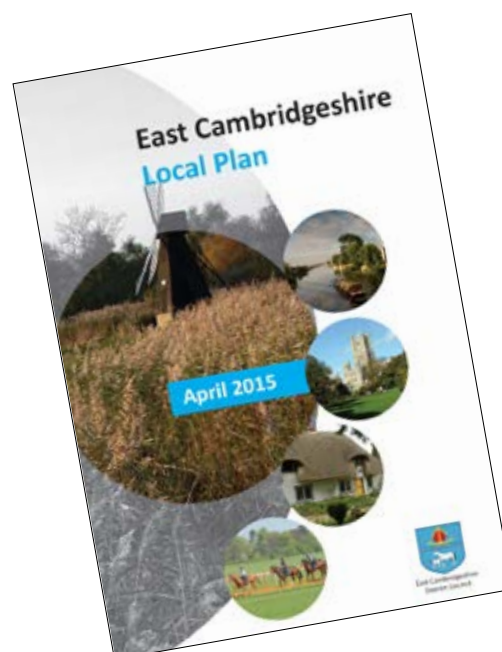
- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

3.2 For communities preparing Neighbourhood Plans the NPPF states that they should:

- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development.
- Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

3.3 At a more local level, the relevant Local Plan is the East Cambridgeshire Local Plan adopted in 2015. The Local Plan focuses most growth on Ely, Littleport and Soham. For villages such as Haddenham, a Settlement Boundary is defined in the Local Plan whereby proposals for new development within that Boundary is supported in principle but development outside it will be strictly controlled. Two sites for housing are identified in the Local Plan, at Rowan Close for 15 dwellings and New Road for 24 dwellings. At the time of preparing the Neighbourhood plan, the site at Rowan Close had been developed while a planning application for 24 dwellings north of New Road submitted in March 2020 had yet to be decided.

3.4 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 second consultation document (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."



4. VISION AND OBJECTIVES

- 4.1** The feedback from the community engagement referred to earlier in this Plan, as well as the information gathered in the other evidence gathering has informed the determination of the vision and objectives for the Neighbourhood Plan.
- 4.2** The Vision sets out the over-arching approach as to how future development proposals in Haddenham and Aldreth will be considered through the Neighbourhood Plan period. This is amplified through the definition of Objectives for the topic areas and these, in turn, have guided the identification of both the planning policies and community actions contained in the Plan.
- 4.3** Given the distinctly different nature of the two settlements, the Vision provides an approach that will safeguard the characteristics of the Parish as a whole, seeking to ensure that the special qualities of Haddenham Parish are protected and enhanced while recognising a need to accommodate development that meets local needs over the lifetime of the Plan.

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.

Objectives

HOUSING

- 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

EMPLOYMENT, SERVICES AND FACILITIES

- 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

NATURAL ENVIRONMENT

- 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

HISTORIC ENVIRONMENT

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

DEVELOPMENT DESIGN

- 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

HIGHWAYS AND TRAVEL

- 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

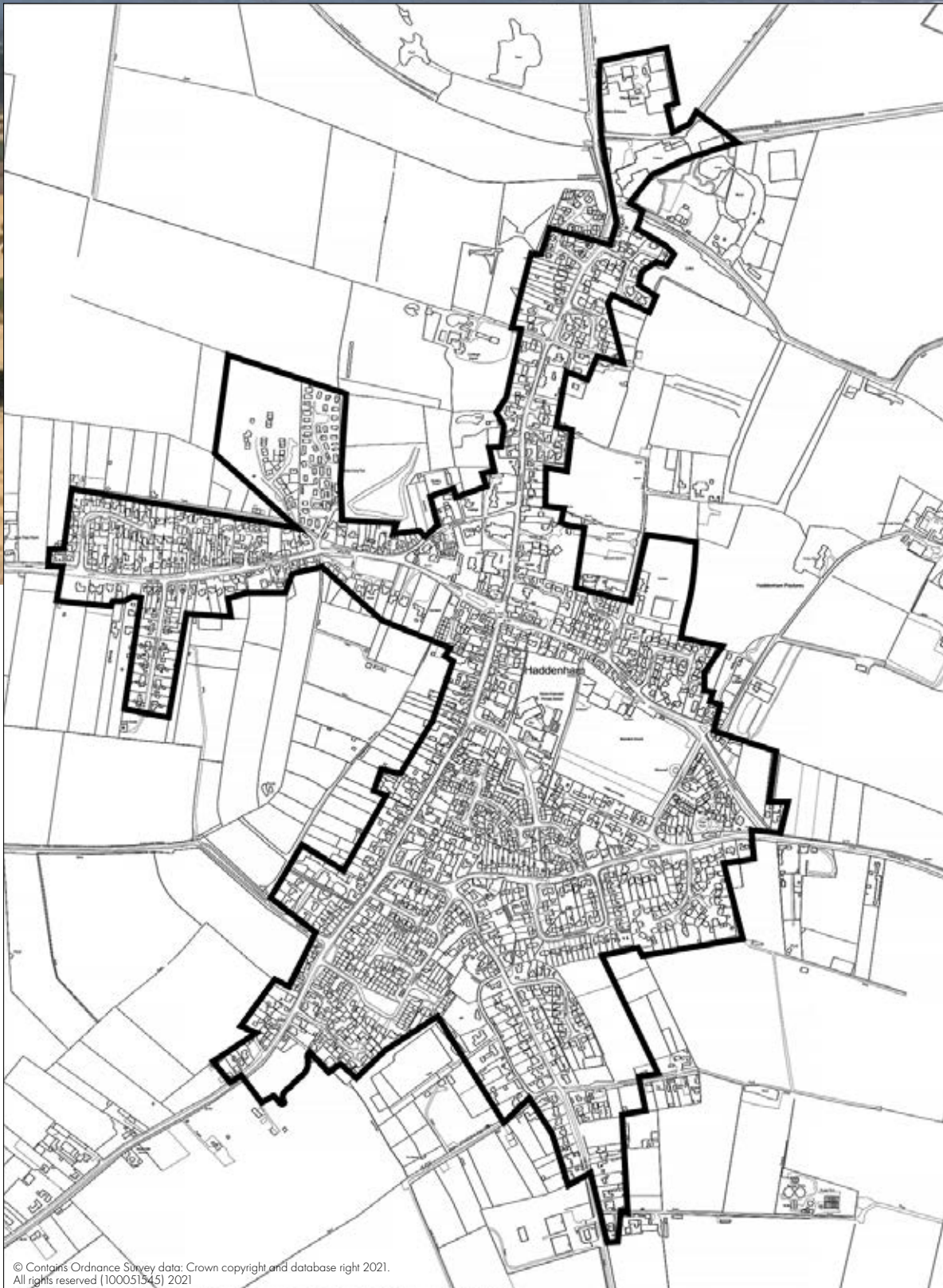


5. PLANNING STRATEGY

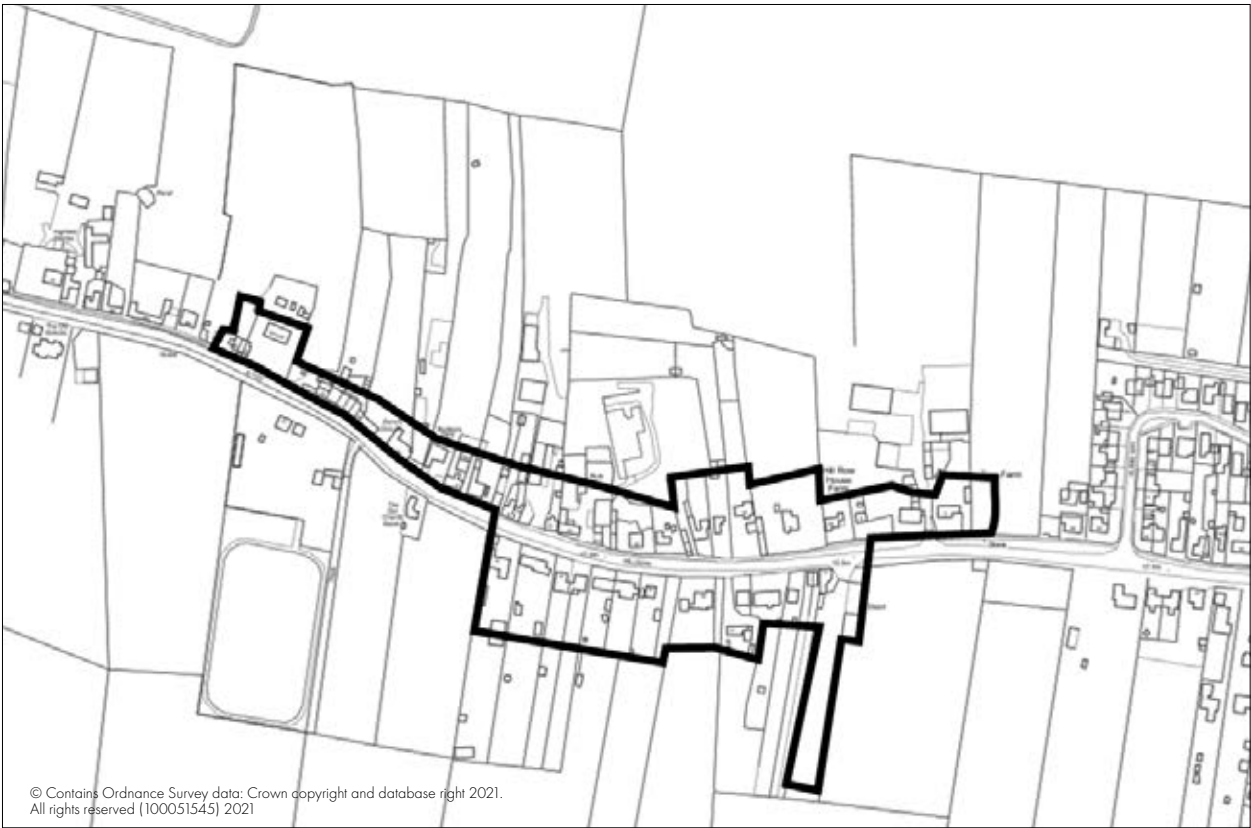
- 5.1** As noted above, the planning policy framework for East Cambridgeshire is currently contained in the 2015 Local Plan. It sets out the spatial strategy and policies for the future development of the district and identifies sites for different types of development such as housing and employment, to deliver the planned growth for the district to 2031. The focus of growth is Ely, Littleport and Soham while villages such as Haddenham with a defined "Development Envelope" housing, employment and other development within the Envelope "to meet local needs will normally be permitted – provided there is no significant adverse effect on the character and appearance of the area and that all other material planning considerations are satisfied."
- 5.2** Preparing a neighbourhood plan enables communities such as Haddenham and Aldreth an opportunity to review the Development Envelope within the context of the overall development strategy for East Cambridgeshire. Since the Local Plan was adopted a number of additional developments have been granted planning permission and, in some

instances, have been developed on sites which are not in the Local Plan Development Envelope. The Neighbourhood Plan identifies revised Development Envelopes, illustrated on Maps 3 to 5, for the main built-up areas of Haddenham Village, Hill Row and Aldreth. They are based on those in the Local Plan but take account of the recent planning decisions which haven't expired and other changes in circumstances since the Local Plan was published.

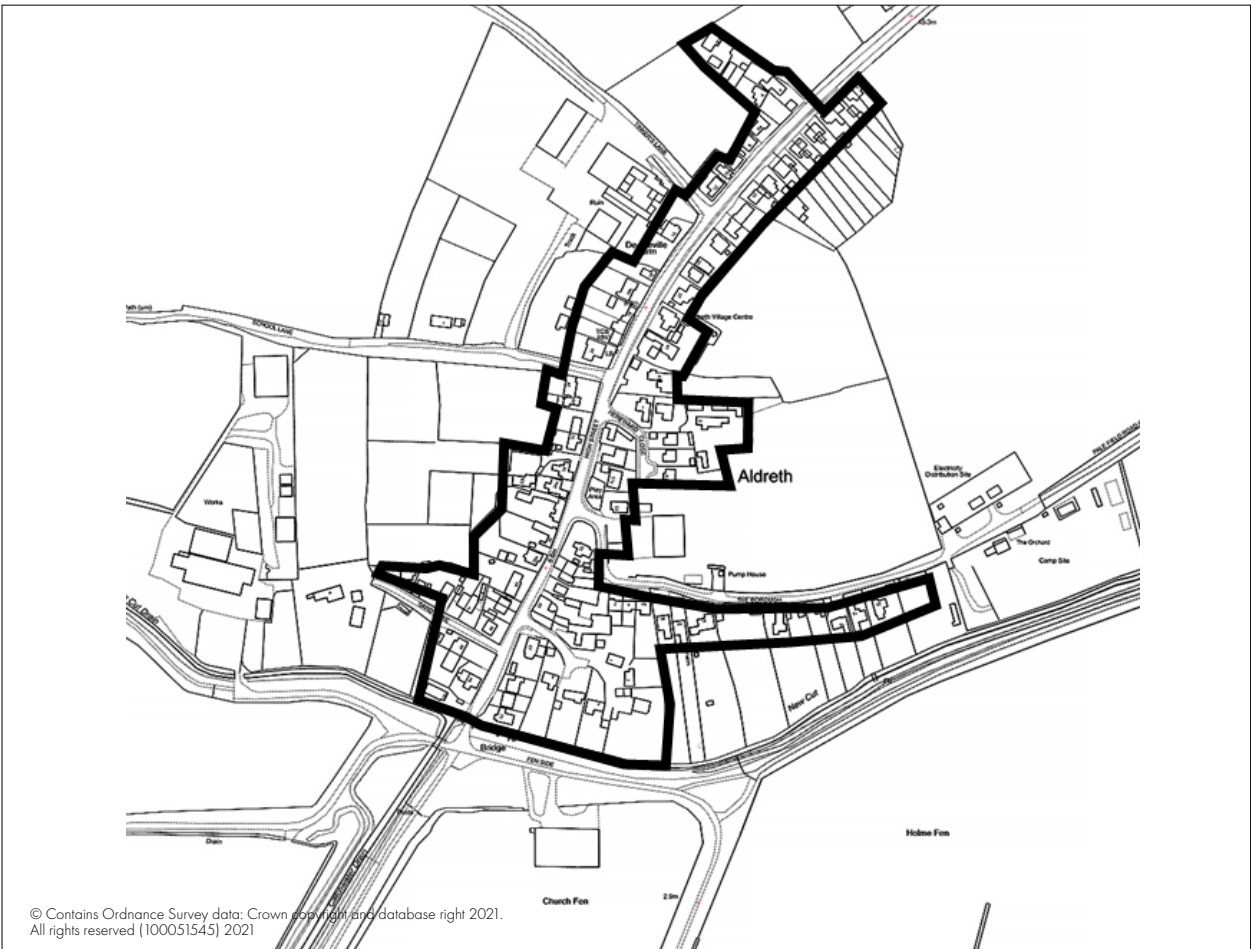
- 5.3** The Neighbourhood Plan supports limited growth in the Parish, with the main development being focused on Haddenham village to reflect the close proximity of existing services and facilities. Any growth should normally take place within the Development Envelopes and must not have a detrimental impact on the setting of historic assets, landscape features and the natural environment, as well as the amenity of residents in terms of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), access to the countryside, or volume or type of vehicular activity generated.



Map 3 - Haddenham Village Centre Development Envelope



Map 4 - Hill Row Development Envelope



Map 5 - Aldreth Development Envelope

- 5.4 There may be situations where it is necessary for development to take place outside the Development Envelope. Any such proposals will be considered as an exception in the context of the policies in the National Planning Policy Framework and the adopted Local Plan.

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.

Land outside the Development Envelope is defined as countryside where 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.



6. 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

Housing Growth

- 6.1** Neighbourhood Plans have an important role to play in ensuring the right amount of housing is available in the right place to meet the local needs of a community. As already noted, the 2015 Local Plan identified two sites in Haddenham village for new housing development. It also identified that, including the two sites, it was anticipated that at least 103 new dwellings would be built in Haddenham Village between 2013 and 2031 and a further 10 dwellings in Aldreth Village in the same period, giving a total 113 across the Parish.
- 6.2** Given that the Local Plan requirement was adopted in 2015 and, in accordance with paragraph 66 of the NPPF, the District Council has set a housing requirement for the Neighbourhood Plan based on the current strategy and requirements in the adopted Local Plan. 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 1 April 2019 and 31 March 2031. This figure is equal to the number of dwellings with planning permission that hadn't been completed as at 1 April 2019. As such, the Neighbourhood Plan does not need to allocate new sites for additional housing to meet the minimum housing requirement. However, a site off New Road is allocated in the 2015 Local Plan and in July 2021 planning permission was granted for 24 dwellings on the site, a net increase of 8 over the number that has been accounted for in the permissions as at 1 July 2019.

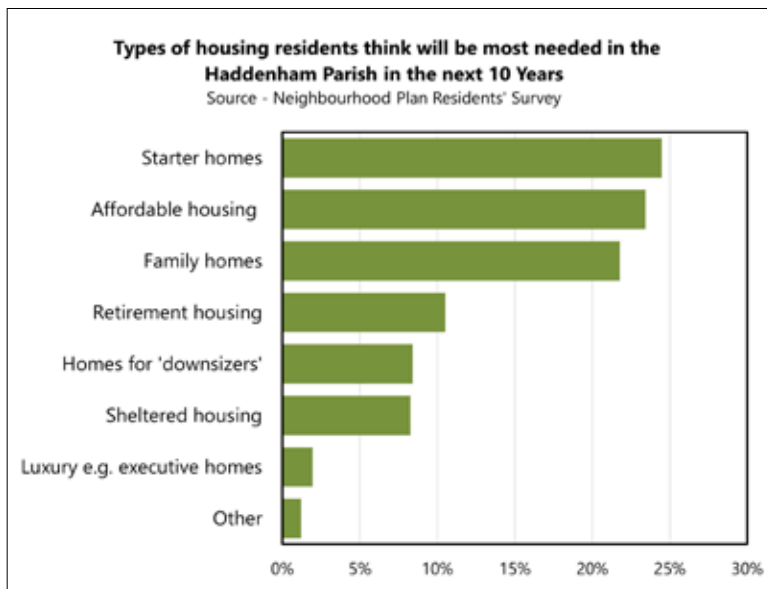
POLICY HAD2 - HOUSING

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:

- i. 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
- ii. 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.

Meeting Affordable Housing Needs

- 6.3** The affordability of housing for those trying to get on the housing ladder continues to be a major issue for the area. The most recent published information from the Government (2019) indicates that the average house prices in East Cambridgeshire are nine times that of the average annual salary. By comparison, across England house prices are just under eight times the salary.
- 6.4** This disparity has a huge impact on the ability of people to buy housing, especially those on lower incomes. Affordable housing provides a potential accommodation solution for those that need to live in the Parish but are unable to access open market housing. 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. The Residents' Survey identified that Starter Homes are the most needed homes over the next 10 years.



6.5 Recently affordable housing for local residents has been provided at the new development at Ovins Rise through the successful establishment of the Haddenham Community Land Trust (see separate information panel). The delivery of further homes by the Trust during the Neighbourhood Plan period will be explored.

Haddenham Community Land Trust

Haddenham CLT is a Community Benefit Society set up in 2016 to provide a vehicle to enable residents of Haddenham & Aldreth to have control over major village projects, both now and in the future. Whilst initiated by Haddenham Parish Council, it is separate from it, with its own constitution and a board of up to 12 trustees that are elected every 3 years by the CLT membership. In that way HCLT can react faster to opportunities than the traditional approach of a Parish Council. Membership is open to anyone resident or working in the 2 villages who wants to positively contribute to its projects.

HCLT's first project was to work with a developer, Palace Green Homes, to plan and construct the West End Gardens estate (now renamed Ovins Rise). The intention was for HCLT to purchase, and then own and manage in perpetuity, 19 affordable houses. These houses are both full rental and shared ownership and are allocated to local working families who are financially able to afford the reduced rents. A detailed allocations policy was developed as part of the planning application and has been used by the trustees to allocate initial HCLT tenants starting in 2021 and finishing in 2022.

HCLT would also be interested in purchasing affordable houses from commercial developers in the Parish to add to their housing stock for local working families. This intention has been made known to such developers at all relevant planning applications arising in the Parish that HPC have been consulted upon.

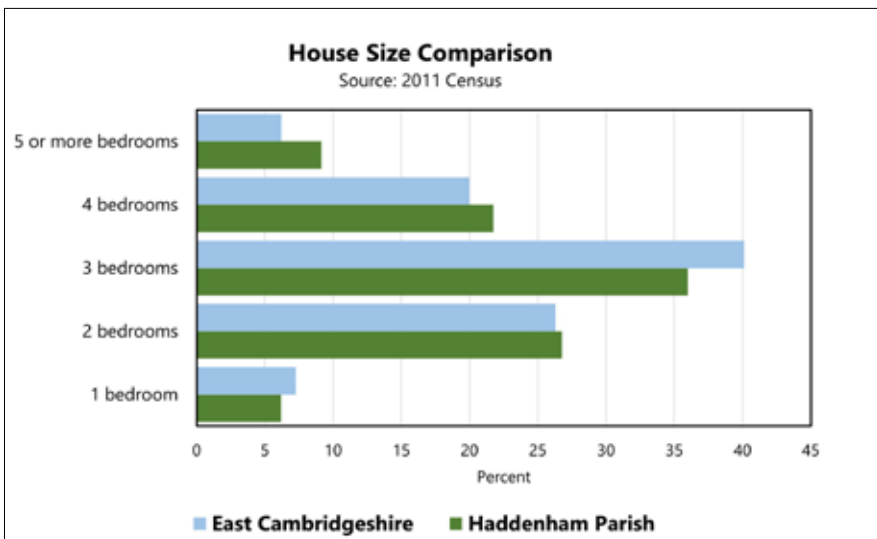
Other types of village projects may arise, such as community shops, pubs or recreational facilities. If there was shown to be sufficient community support, HCLT could be a ready-made vehicle to use for such ventures. Raising associated funds for such ventures would be much easier within an established organisation with a track record rather than starting from scratch.

In the first few years HCLT's finances will be constrained as a large mortgage was required to purchase these affordable houses and spare cash for other village projects from its own funds is at present non-existent. However, as the years progress and the loan is gradually paid off and inflation increases the rental income, it is expected that internal funds for village projects will be forthcoming. This will alleviate the need, for example, for HPC to seek external grants or take on public works loans.

So, in summary, whilst at present HCLT is solely concerned with house purchase and management, it can be a hugely important community driven Parish asset if embraced by the residents.

Housing Mix

6.6 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.



6.7 Given the relative shortfall in three bedroomed houses, new development that provides a higher proportion of such dwellings will be supported where it satisfies the other requirements of the Plan.



POLICY HAD3 - HOUSING MIX

Housing developments must contribute to meeting the existing and future identified needs of the Neighbourhood Area, in particular in relation to Affordable housing and dwelling size. In the absence of any specific needs assessments, regard must be had to relevant East Cambridgeshire Local Plan policies, including Policy HOU3 (affordable housing provision). In order to address the need for smaller homes, proposals for dwellings with up to three bedrooms will be supported in principle, subject to other relevant policies of this Plan.



THE
THREE
KINGS

GREENE KING



THE THREE KINGS

Freshly
made food

Cask ales

17th Century
coaching inn

Ingleson
Empire
Heated
courtyard
Parking
area

THE
GREENE KING



7. 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

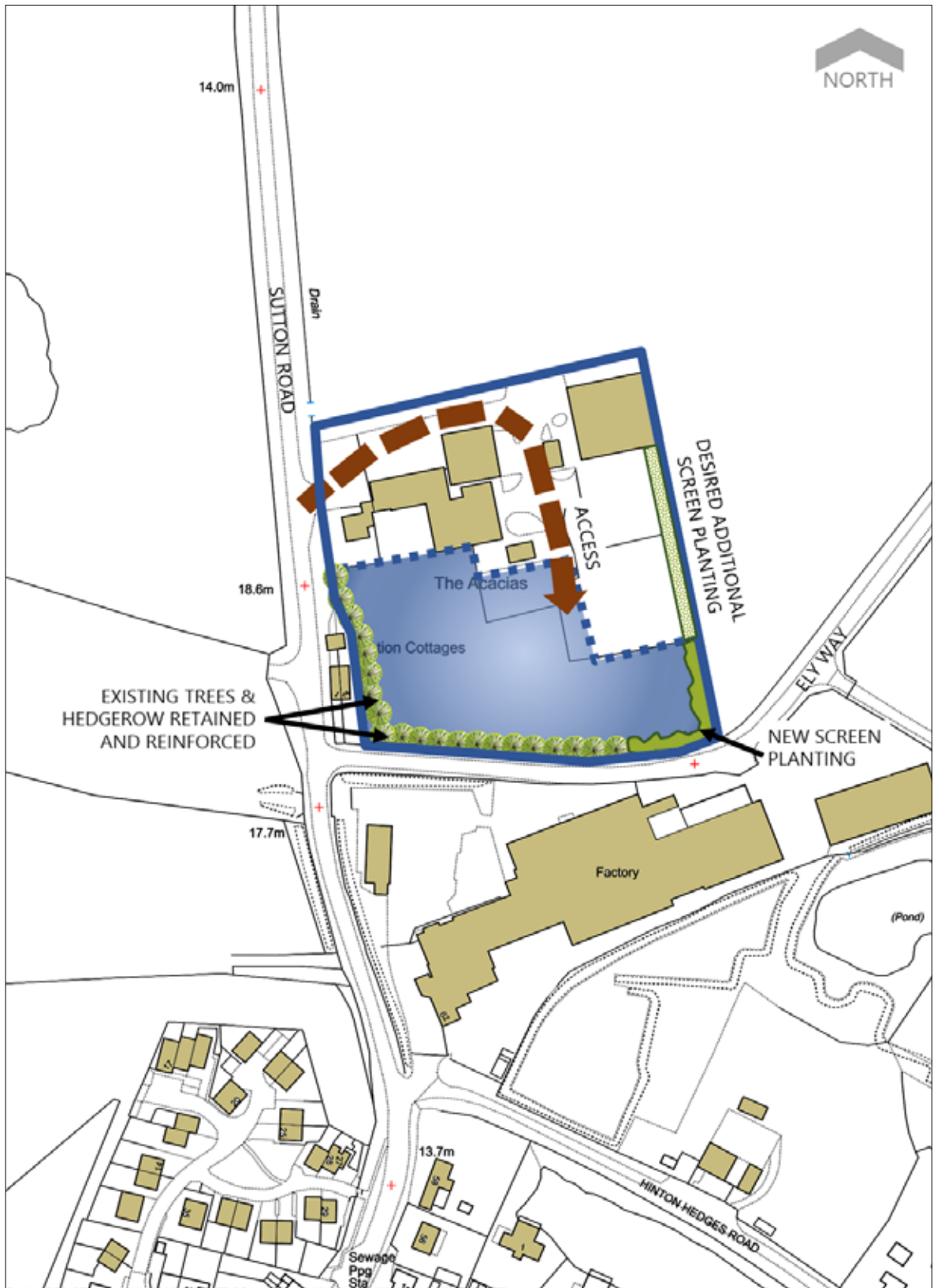
Employment

- 7.1 At the time of preparing this Plan the global economy is having to react to the impacts of the COVID-19 Pandemic and what this has meant for the operation of businesses. The impact of this in the longer term and how the economy recovers remains an unknown. For residents of the Parish, it has meant that more people are working from home and that some local businesses are facing uncertainties about their future.
- 7.2 Although the data is now 10 years old, and in the absence of the 2021 Census results, the 2011 Census identified that one third of residents in the Parish in work travelled between 10 and 20 kilometres to their workplace. This would include destinations such as Cambridge and Huntingdon. The data also indicated that a high proportion of residents worked from home, something that will no doubt have increased considerably in the wake of the COVID-19 restrictions.
- 7.3 There are a number of businesses in Haddenham, both in the centre of the village and on the Haddenham Business Park. It is important that business land and premises are available in order to support local economic growth. Policy EMP 1 of the adopted Local Plan puts in place measures to protect employment land and premises from being lost. The policy seeks to retain sites currently or last in employment use, whilst allowing some flexibility to take account of sites that may no longer be

suitable or appropriate for employment use. There may be cases where the use of the site gives rise to unacceptable environmental / amenity problems that cannot be overcome or is no longer viable. In such instances, applicants will need to provide clear and robust evidence of problems and demonstrate that they cannot be mitigated. Proposals to re-use employment sites for other purposes will only be permitted in certain circumstances.

Haddenham Business Park Extension

- 7.4 Policy HAD 3 of the adopted Local Plan allocates an additional 0.8 hectares of employment land in the form of an extension to Haddenham Business Park, as illustrated on Map 6. The site has yet to be developed but will provide for a mix of business uses.
- 7.5 The Local Plan notes that access to the extension will be via the existing business park entrance and that: *"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."*
- 7.6 The Neighbourhood Plan confirms the Local Plan allocation and supports development that accords with Planning Use Classes B2 (general industrial), B8 (warehousing) and E(g) (offices, research and development and industrial processes) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) September 2020. In doing so, a "Concept Diagram" has been prepared to amplify how the development should be delivered on the ground which is referenced from Neighbourhood Plan Policy HAD4.



Map 6 - Haddenham Business Park Extension Concept Diagram

POLICY HAD4 - HADDENHAM BUSINESS PARK EXTENSION AND OTHER NEW EMPLOYMENT PROPOSALS

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:

- i. 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;
- ii. provide structural landscaping along the boundaries adjoining residential properties;
- iii. ensure that building heights will not have a detrimental impact on the wider landscape setting of the site, particularly when viewed from the east;
- iv. demonstrate that there is adequate capacity in the sewage treatment works and the foul sewerage network; and
- v. through the preparation of a transport assessment, demonstrate that there will be no detrimental and unacceptable impact on the local highway network.

Subject to compliance with applicable Local Plan policies, other suitable new employment proposals within or on the edge of the village will be supported in principle, subject to satisfactory mitigation of any landscape, heritage, residential amenity and infrastructure impacts.

Services and Facilities

- 7.7** Haddenham provides 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. To the east of this junction there is a public house (the Three Kings Inn) and cafe (Cherry Tree) and to the north lies a pharmacy, hairdressers, beauty salon and Arkenstall Village Centre, which contains a community hall and library facilities. There is also a popular Sports and Social Club.
- 7.8** The Church of Holy Trinity is further north along Station Road, while the Baptist Church is opposite The Green and to the west of The Green there are several small shops and a doctor's surgery. Haddenham High Street has several shops, a butcher, an arts centre and post office. The Robert Arkenstall Primary School is located to the east of the High Street. Secondary education is provided by Witchford Village College and a number of secondary schools in the area including Ely, Cottenham and Soham. Haddenham Pre-school is run by a charity and there are also two children's day nurseries.
- 7.9** Aldreth is too small to support a village shop, however the Aldreth Village Centre is located in the former Baptist church on Aldreth High Street. A post box, bus stop and play area form a cluster of amenities around the Aldreth Village Centre.

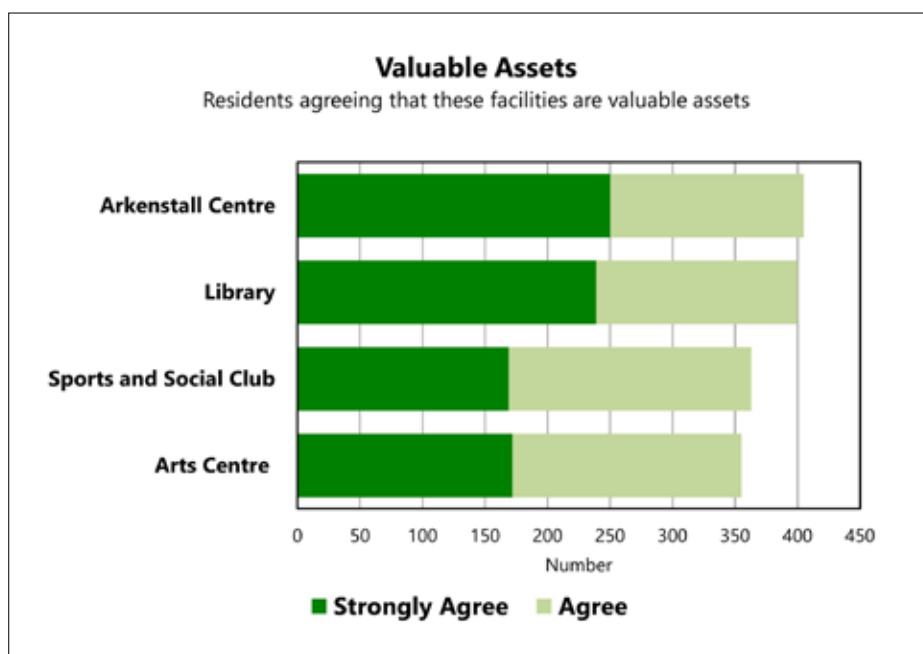
Protecting existing services

- 7.10** 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. However, it is recognised that demands change over time, 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. Proposals for such change will be considered against the criteria in Policy COM3 of the 2015 Local Plan or succeeding policy, and this is confirmed in Policy HAD5 below. There are instances, under the Government's General Permitted Development Order (GDPO), where changes between uses are permitted without requiring planning consent. As such, Policy HAD6 cannot apply to such circumstances.



Promoting new services and facilities

7.11 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. When considering the location of new services and facilities, a sequential approach to identifying a suitable location should be taken, seeking to locate it as close to Haddenham Village centre as possible.



POLICY HAD5 - PROTECTING EXISTING SERVICES AND FACILITIES

Proposals that would lead to the loss of commercial or non-commercial community uses will only be permitted if they satisfy the criteria set out in Local Plan Policy COM3.

This policy does not aim to, and cannot, remove the statutory provisions of the General Permitted Development Order (GPDO) and should be applied only to applications outside the scope of permitted development.

Sport and recreation facilities

- 7.12** Policy GROWTH 3 of the Local Plan refers to the District Council's Supplementary Planning Document (SPD) on Developer Contributions. The SPD was adopted in 2013 and sets out that the amount of open space and play facilities required on-site is based on benchmark standards set out in the Council's Sports Facilities and Play Areas Assessment (2005) and Informal Open Space Assessment (2005).
- 7.13** 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.
- 7.14** Haddenham has two very successful football clubs an adult team and a Colts Club for younger members. The Colts club has been very popular with younger boys and girls and they currently have 13 teams. Despite utilising all available space on the current Recreation Ground and use of the Primary School pitch (when available), seven of these teams have to play on pitches outside the village. There are also parking issues around the current Recreation Ground that needs to be addressed.
- 7.15** The Parish Council recognised this problem in 2017 and has been searching for a suitable site since. We are aware of the considerable benefits of sport to children's' health and wellbeing and this project has been carried out in conjunction with East Cambridgeshire Sporting Strategy and the Football Association to ensure resources are appropriate. Finding a suitable and available site has been problematic but recently the Parish Council were offered a suitable sized piece of land accessed via New Town Road or Bury Lane. The Parish Council has submitted a planning application which has yet to be determined as Environmental and Highway Reports are required.
- 7.16** Elsewhere in the Parish, the Bowls Club have a Green off Church Lane, Haddenham and there is a recreation area at School Lane, Aldreth which has goal posts.

- 7.17** 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.

COMMUNITY ACTION 1 - SPORT AND RECREATION FACILITIES OPTIONS

The Parish Council will explore option for the provision of additional recreation facilities, including further football pitches.

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.



8. 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

8.1 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. 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. 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 wetland.

COMMUNITY ACTION 2 - TRADITIONAL ORCHARDS

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.

8.2 The fen landscape that dominates the Neighbourhood Plan Area and beyond is a distinctive feature of the East Anglian landscape. While this landscape provides highly fertile agricultural land, the intensification of farming has had a detrimental impact on biodiversity. As such, 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 of the settlements of Haddenham and Aldreth and just outside the Plan Area and are designated as a Site of Special Scientific Interest Ramsar site, Special Protection Area and Special Area of Conservation. Developments outside designated sites might still have a harmful impact upon them for a variety of reasons, and it is appropriate that the Plan recognises this. The Ouse Washes is an area of seasonally flooded washland habitat that is managed in a traditional agricultural manner in order to retain its conservation interest. The north-east of the HNA contains the locally designated County Wildlife Site, Guppy's Pond, which is an aquatic nature reserve in a former brick clay pit.

8.3 In respect of specific policy for internationally protected sites, Policy ENV7 of the adopted Local Plan, states "Proposals which have an adverse impact on a site of international importance will not normally be permitted unless there are exceptional overriding reasons of public interest (human health, public safety or environmental benefit)." The District Council admits that Policy ENV7 is somewhat dated and does not accurately reflect the latest international law, and provides some doubt through the use of the phrase 'not normally'. The NPPF provides a more up to date policy framework for considering such sites. Whilst the thrust of the NPPF is that there should be a presumption in favour of sustainable development, at para 177 it clarifies that such a presumption does not apply to internationally protected sites (referred to as a 'habitats site'):



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:

- (a) there are no suitable alternatives;
- (b) there are imperative reasons of overriding public interest; and
- (c) 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:

- (i) Access and visitor management measures within the designated site;
- (ii) Improvement of existing greenspace and recreational routes;
- (iii) Provision of alternative natural greenspace and recreational routes;
- (iv) Monitoring of the impacts of new development on European designated sites to inform the necessary mitigation requirements and future refinement of any mitigation measures;
- (v) 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.

“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.”

8.4 Having taken account of the above the District Council’s Supplementary Planning Document “Natural Environment”, adopted in September 2020, sets out a detailed supporting policy in respect of considering development proposals that might affect internationally designated sites in the district. In the absence of that policy being set out in a Local Plan, the Neighbourhood Plan has included it as a formal policy in order to that it carries more weight in the decision-making process.

Protection of views and landscape features

8.5 The main built-up areas of Haddenham and Aldreth sit above the surrounding Fens on low east-west, and north-south ridges of clay. Haddenham includes the highest point in the historic bounds of Cambridgeshire. As a result, the Neighbourhood Plan Area 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.

The following important views were identified in the Haddenham Design Codes document and which are illustrated on Map 7:

Long Distance Views:

1. Properties on the south-west side of the High Street have views across the fens which lie at the bottom of the ridge;
2. North of Station Road vista across the Grunty Fen towards the tower of Ely Cathedral;
3. End of Church Lane view of Aldreth and Fen over 18th century red brick wall;
4. Footpath by the Doctor’s surgery with the former graveyard has opening vistas to the south beyond.

Townscape Views:

5. Spire and red brick gable of the Baptist Church from High Street or East from The Green;
6. Passage alongside Baptist Church offers a vista to the Holy Trinity Church tower within the trees beyond;

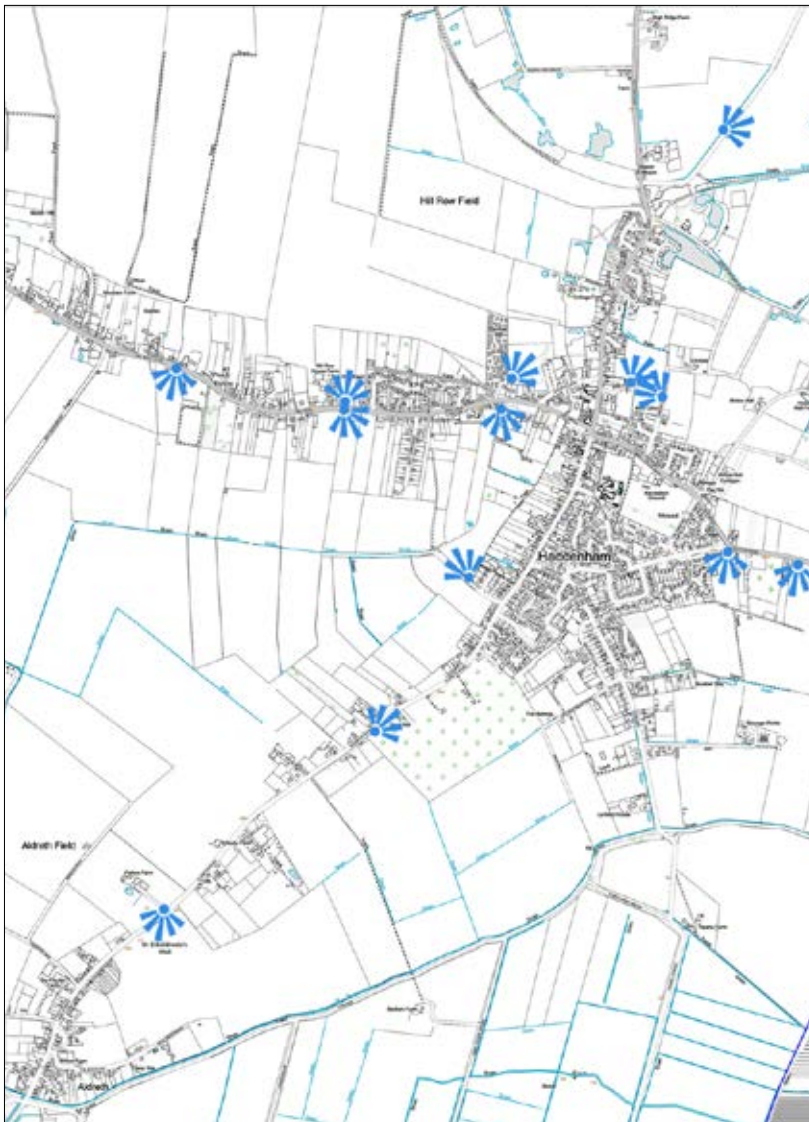


7. South-east view from Hill Row towards Aldreth Road;
8. Sutton Road looking south-west towards Hill Row

Separately, a more detailed Assessment of the Important Views (March 2022) was prepared to illustrate the key features of the Design Code views and which, in doing so, identified additional important views looking towards the built-up areas of the village. These are also illustrated on Map 7. Inappropriate development within the Development Envelopes could have a detrimental impact on the setting of the built-up area on the surrounding landscape.

8.6 The Haddenham Design Codes noted that the design of new buildings will require careful consideration to ensure that the rural character of the Neighbourhood Plan Area is retained when viewed from the wider area. 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.





Map 7 - Important 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.

Protecting gaps

- 8.7 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, identified in Policy HAD 1, 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

Development which would have the effect of reducing the gaps between settlements indicated on the Policies Map, or the perception of those gaps, will not be permitted.

Dark Skies

- 8.8 Inconsiderate lighting and floodlighting could have a significant detrimental impact on the rural character of the villages and add to light pollution. Paragraph 185 (c) of the NPPF 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”. 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.

Local Green Spaces

- 8.9 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. The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Paragraph 102 of the NPPF states that the designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;
- Demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- 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.

- 8.10 A separate Local Green Space Assessment, available on ECDC's website, has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraph 102 of the NPPF. The spaces that meet the criteria are identified in Policy HAD 11 and are illustrated on Map 8 and the Policies Map. A summary of the Local Green Space Assessment, for those identified in Map 8, is set out in the table below Policy HAD 11

- 8.11 The identification of these spaces as Local Green Space means that development is restricted to that which has to be demonstrated as being essential for the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.



Map 8 - Local Green Spaces

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

Local Green Space	Summary description
1. The Closed Cemetery	Former parish church burial ground, it is now being managed for wildflower growth and the creation of habitats for other species.
2. The Green	Traditional meeting place in the centre of the village that used to host a fun fair in the late 1950s / early 1960s. Hosts the war memorial (now listed) and the village sign.
3. Feasts Green	Provides a green lung and views to open countryside to the south
4. Non-Conformist Burial Ground	Closed burial ground of historic significance that now provides a tranquil open access space
5. Feasts Field	Important open area that extends the openness of the village green to the east
6. Pocket Park	Informal open space with goal post and bench seating
7. Linden Way	An important green amenity area for residents
8. Allotments, The Rampart	An important recreational amenity for residents
9. Allotments, Chewells Lane	An important recreational amenity for residents
10. Chewells Lane Cemetery	Parish Cemetery
11. Bonfire Field	Open green spaces traditionally used for the village fireworks display
12. Pond Field	Natural meadow managed by Fairchild's Meadows Working Group
13. Flower Meadow	Wildflower meadow managed for its flora and fauna by Fairchild's Meadows Working Group
14. Wayman's Pits	Closed landfill site that is currently natural greenspace on the edge of the village
15. Aldreth Recreation Ground	Informal recreational open space
16. Aldreth Play Area	Children's play area



9. HISTORIC ENVIRONMENT

Objective

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

9.1 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. The Haddenham Conservation Area comprises the area around the High Street and the orchards to the west of the High Street; the area around the Village Green and the junction of The Green, Station Road and High Street, Hop Row and Station Road; the recreation ground; the mature remains of the landscape of the late 17th century grounds of Hinton Hall; and the area of Station Road encompassing the Holy Trinity Church. In townscape terms this Conservation Area protects the historic core of the village and the setting of a number of listed buildings and historic landscape features. The Hill Row Conservation Area comprises an area to the west of Haddenham village centre.

9.2 East Cambridgeshire District Council completed Conservation Area Appraisals for each area in 2010, although these were not accompanied by the management plans encouraged by Historic England. While it is difficult to manage factors that do not require planning permission or a separate Conservation Area Consent, there are general matters that can have a detrimental impact on the character of these areas such as a proliferation of overhead wires, the indiscriminate placing of street furniture (litter bins, benches, notice boards, grit bins etc) as well as a proliferation of highways signs and lines that both individually and combined can have a detrimental impact on the character of the area.



9.3 A co-ordinated approach to reducing clutter and highways paraphernalia will be supported to ensure that the spaces around our historic buildings and features are of the highest quality and reflect the importance of the heritage of the area.

Heritage Assets

9.4 Listed buildings are classified as “heritage assets” and national and local plan policies adequately set out the considerations that will be taken into account when decisions are made on planning applications for development that affects a heritage asset. There are 22 buildings on Historic England’s register of Listed Buildings. In March 2021 these are:

Grade I

- Church of Holy Trinity, Church Road

Grade II

- The Limes, 40 Station Road
- Three Kings Inn, Station Road
- 36 & 38 Station Road
- The Beristead, 25 Station Road
- 5 Aldreth Road
- Barn about 5 yards south of No. 10 Aldreth Road
- Mill, Aldreth Road
- Mill House, Aldreth Road
- 57 High Street
- Barn about 20 yards west of No. 1 Duck Lane
- 68 Hill Row
- The Limes, 8 Hill Row
- Union Yard, 54, 56, 58 and 60 Hill Row
- Porch House, Hill Row
- War Memorial, The Green

9.5 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 full Register is available to download on the East Cambridgeshire District Council website.

9.6 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



9.7 While local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application.

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 wherever practicable.

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.

10. DEVELOPMENT DESIGN

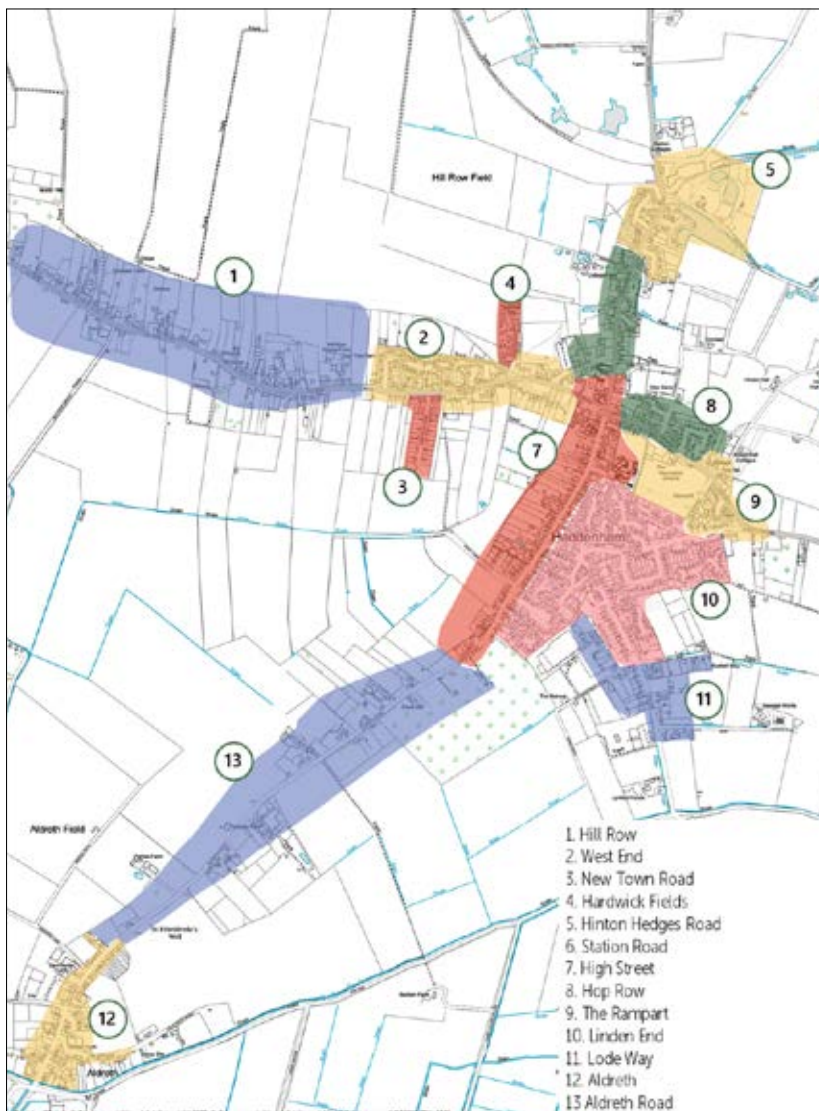
Objectives

- 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

Design Codes

10.1 The 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. The Design Codes document should be used alongside the National Model Design Codes published by the Government in July 2021. A series of character areas have been identified, which split the main settlements into 12 distinct 'places', each with coherent character and form. These character areas acknowledge larger scale developments as well as the presence of key landscape features, such as distinctive views across the fens and towards Ely Cathedral. Map 9 illustrates the extent of these character areas.



Map 9 - Character Areas



10.2 For each of the 12 areas, the Design Codes document identifies the important and characteristics of the area. Proposals for development will be expected to have regard to the Design Code document and reflect the characteristics of the particular area and not result in the damage to or the loss of identified important features.

10.3 The Design Codes document reflects the findings of the initial village assessment, which defines the character, issues and opportunities of the area. In addition, it considers the communities responses to the Haddenham Parish Residents Survey 2020. 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 Design 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.

10.4 The Design Codes provide a development management checklist against which development proposals should seek to respond where applicable. The checklist is included as Appendix 2 of the Plan.



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 off the Development Design Checklist in Appendix 2 of the Neighbourhood Plan and take account of the National Model Design Codes and the Haddenham Design Code (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. Important landscape characteristics including trees, traditional orchards as identified in Appendix 1, ancient hedgerows, green edges and other prominent topographical features identified in the Haddenham Design Code; and
 - ii. Sites, habitats, species and features of ecological interest;
- 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. Where appropriate, make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards;
- j. Include suitable ducting capable of accepting fibre to enable superfast broadband; and
- k. Provide one electric vehicle charging point per new off-street parking place created.

10.5 Energy use in the construction and operation of development is currently a major contributor to greenhouse gas emissions. Minimising energy demands from development and increasing the generation of energy from renewable sources can make a significant contribution to reducing carbon emissions. The starting point for minimising energy use is to maximise energy efficiency, both in new developments and through the retrofitting of existing buildings. This can have a direct economic benefit in terms of significantly lowering the running costs of new and existing buildings, helping to address fuel poverty, as well as tackling the Climate Crisis. The Building Regulations set minimum energy efficiency requirements of for new development but exceeding the minimum requirements will be necessary if emission reduction targets are to be met.

10.6 Where energy use is necessary, then priority should be given to utilising the most sustainable sources. Many energy saving initiatives can be installed on homes within permitted development rights (when full planning permission is not required) and residents are encouraged to implement such measures. There may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity of nearby residents. 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

10.7 Over half of the Parish is within Environment Agency designated Flood Zone 2 or 3, with Zone 3 having the highest risk of flooding. However, the built-up areas of Haddenham and Aldreth are on relatively higher ground and outside the Flood Zones. National planning policy restricts the type of development that can take place in the areas likely to flood.

10.8 Within both Aldreth and Haddenham 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 (SuDS) that might include on-site rainwater and stormwater harvesting and greywater recycling, and the management of run-off and water management in order to reduce the potential for making the situation worse.



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.





11. 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

- 11.1** 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.
- 11.2** 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 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.

The Road Network

- 11.3** 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.
- 11.4** Due to Haddenham being on a crossroads of two A roads (A11232 and A1421), traffic is a major issue both with internal and through traffic, especially HGVs. In recent years, the volume of traffic has increased due to major roadworks causing traffic to take diversions through the village. This includes the Ely Bypass, A14 upgrade and more recently the A10/A142 BP roundabout at Ely and Lancaster Way, Witchford roundabout works on the A142.

- 11.5** Although the Parish Council carries out regular Roadwatch and Speedwatch checks within the village, any significant improvements hinge on a plan to declassify the A1123/A1421 roads to B Class. The Parish Council and other councils along the routes have been pressing for this for years but it has been impossible to implement during the above-mentioned roadworks which are now coming to an end.
- 11.6** Our County Councillor, on behalf of the villages along the routes, recently submitted a proposal to declassify the A1123 from Soham to St Ives and the A1421 from Haddenham to Witcham Toll. 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.
- 11.7** This scheme is not the total solution but it is 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.
- 11.8** In addition to this strategic initiative, the Parish Council has applied for a 20 mph and traffic calming scheme to cover Wilburton Road/Duck Lane, the Rampart and High Street from Linden End to the crossroads. This is being made under the Cambridge County Council Local Highways Initiative bid and an indication as to whether this is successful should be known later in 2021.
- 11.9** Inconsiderate Parking is also a major problem in our village and especially at the northern end of the High Street. It is a difficult problem to solve as there is limited scope for additional off-road parking in the centre of the village.

COMMUNITY ACTION 3 - 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.

- 11.10** The Conservation Area Appraisal noted that grassed highway verges in the village centre are an important feature of Haddenham village centre and Hill Row. The larger areas are designated as Local Green Spaces in Policy HAD12 but any loss or damage to them, especially through piecemeal developments or highway works which often do not require planning permission, would have a significant detrimental impact on the area.



COMMUNITY ACTION 4 - 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.



COMMUNITY ACTION 5 - CYCLE PATHS

The Parish Council will explore and encourage the provision of dedicated cycle paths connecting the parish to neighbouring settlements.

- 11.11** The Local Plan also notes that improvements to pedestrian/cycle links to enable connections to Ely and neighbouring villages is a priority. The increase in take up of cycling and walking during the COVID-19 Pandemic gives greater urgency to such matters.
- 11.12** There is a good network of public rights of way across the Parish and it is possible to walk and cycle to the neighbouring villages of Willingham and Wilburton. The continued maintenance and improvement of these routes will be secured.

COMMUNITY ACTION 6 - PUBLIC RIGHTS OF WAY

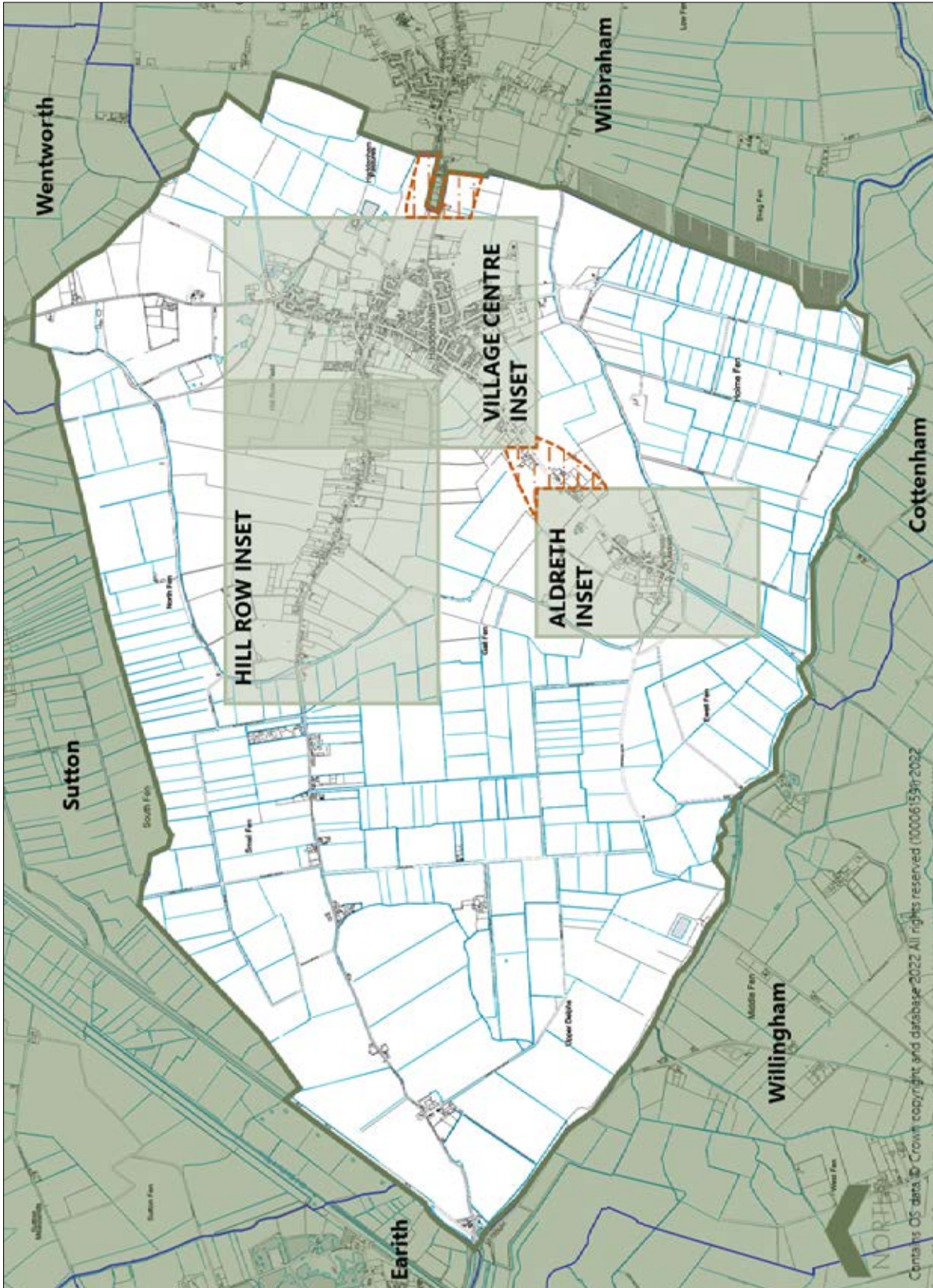
The Parish Council will seek to work collaboratively with neighbouring parishes and other partners to reclaim lost and historic public rights of way.

POLICIES MAP AND INSET MAPS 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, HAD13)
-  Settlement Gap (HAD9)
-  Local Green Space (HAD11)
-  Buildings and Features of Local Interest (HAD12)
-  Conservation Area



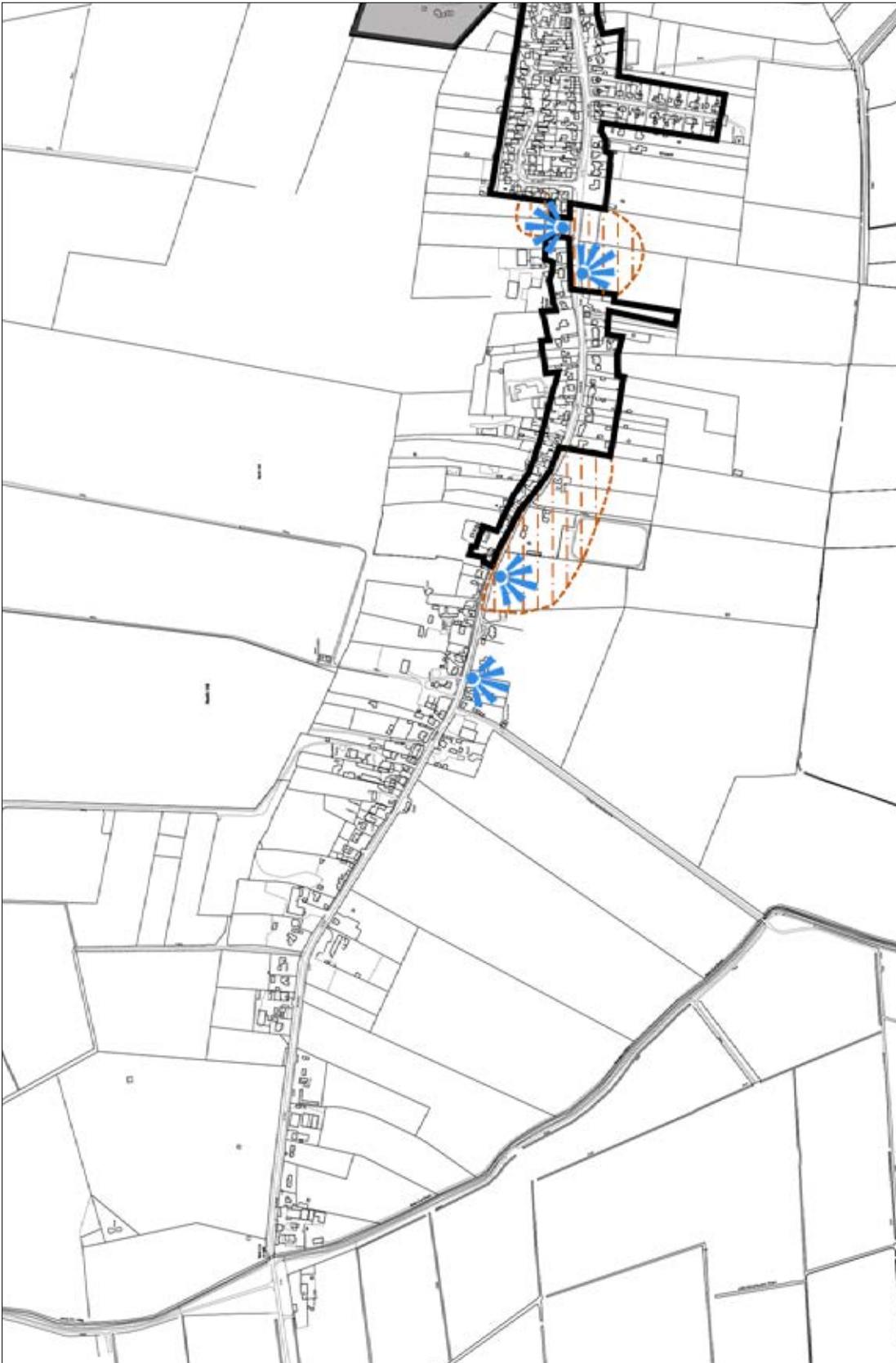
POLICIES MAP



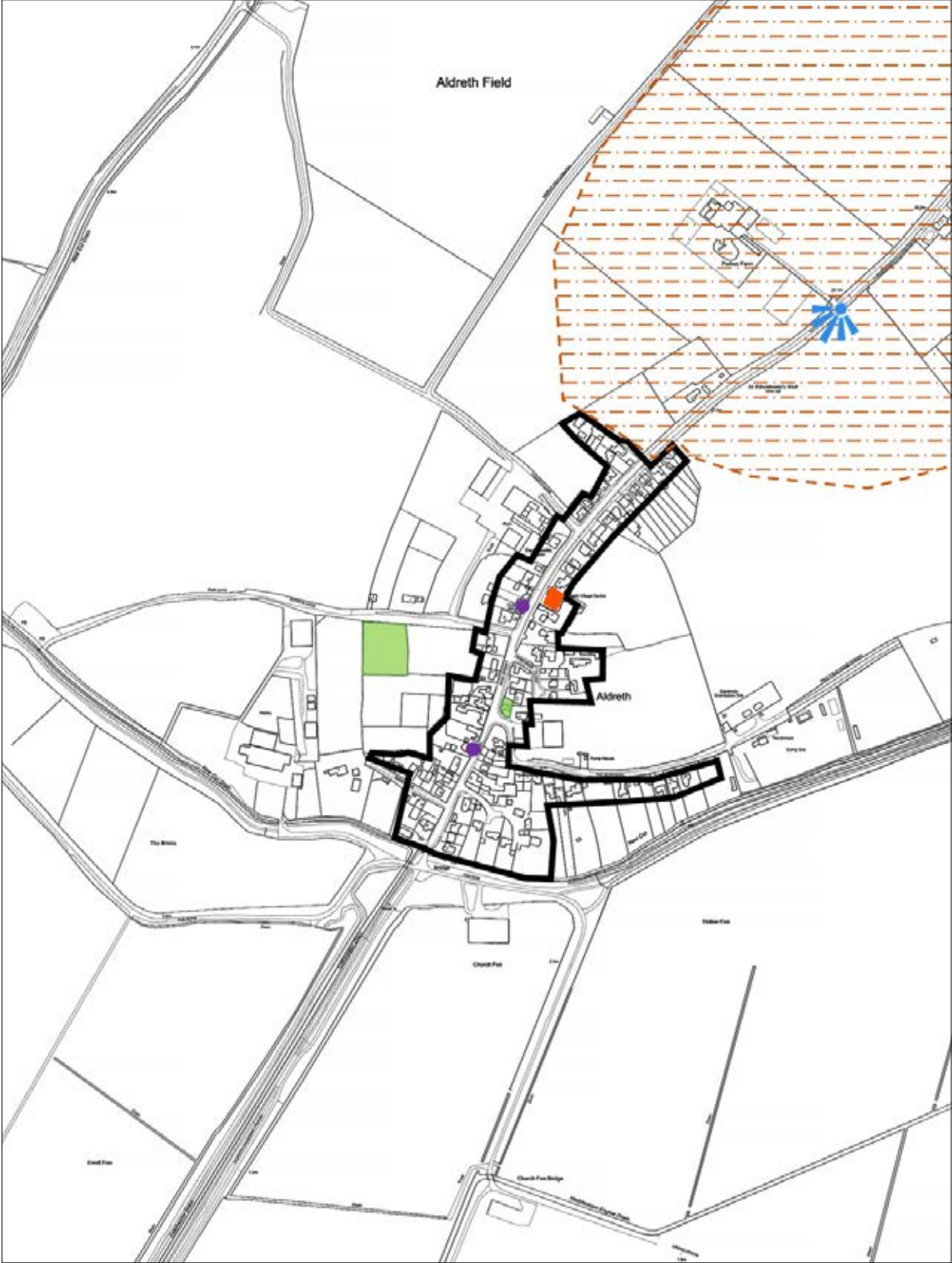
HADDENHAM VILLAGE CENTRE INSET MAP



HILL ROW INSET MAP



ALDRETH INSET MAP

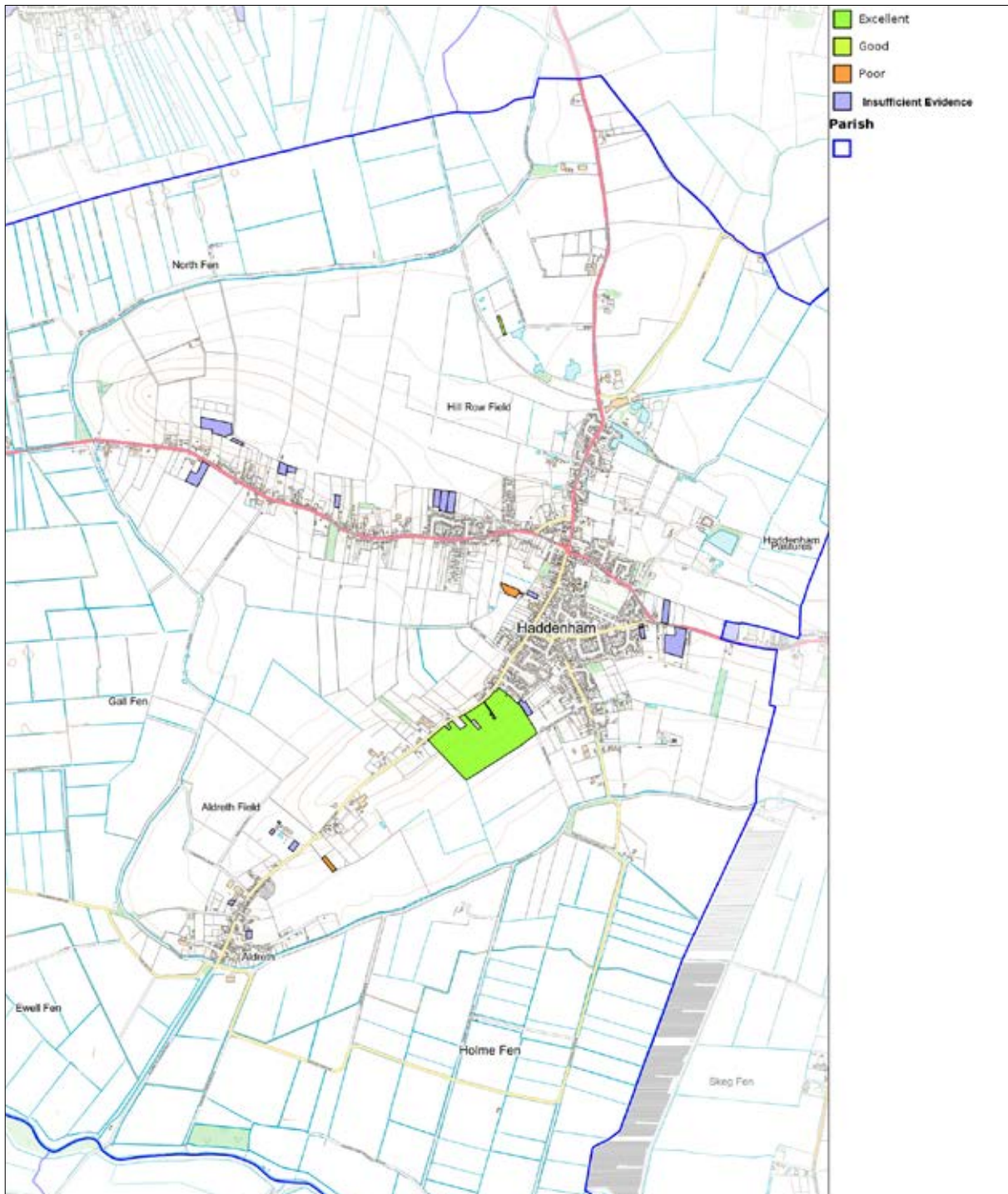


INSET MAP



APPENDIX 1 - TRADITIONAL ORCHARDS INVENTORY

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.



APPENDIX 2 - DEVELOPMENT MANAGEMENT CHECKLIST

Not all items in the Development Management Checklist will be appropriate to every planning application. The checklist should therefore be applied accordingly, taking into consideration the proposal, its scale and location

Existing Context: Understanding Haddenham and Aldreth	
EC01	Have the landscape features of the existing site and its wider setting been understood and explained through diagrams, plans, sections and three-dimensional drawings?
EC02	Are there diagrams and plans of the site and its wider area that identify key destinations and focal points?
EC03	Are there diagrams explaining the sites connection with public transport, walking and cycling routes to destinations in the local and wider area?
EC04	Has the scale, detail and materials of adjacent and locally distinctive buildings been analysed and explained through photographs, 3D models and drawings and sketches?
EC05	Have designers looked at the social, cultural history and building traditions of the local area?
EC06	Have the designers looked at the demographics of the local area?
EC07	Have designers engaged with residents and presented their concerns and needs in a clear and transparent way?
Site Layout	
SL01	Does the massing and orientation of buildings and their plots make the most of natural daylight and ventilation?
SL02	Have 3D models, plans and sections been produced to show how the layout of buildings and spaces respond to their landscape setting?
SL03	Is there a landscape strategy showing the preservation and enhancement of existing landscape features and wildlife habitats?
SL04	Does the landscape strategy show the location and character of new green spaces, play spaces and street furniture?
SL05	Have 3D models, plans and sections been produced to show how the layout of buildings and spaces respond to existing buildings and sensitive boundaries?
SL06	Are key destinations and focal points within the site and the wider area identified in the proposed site plan?
SL07	Have safe and convenient walking and cycling routes between destinations within the site been identified on the proposed site plan?
SL08	Do new routes make logical connections to those that already exist in the wider area?
SL09	Has the character of the key spaces been clearly explained through sketch views from an 'on the ground' perspective?
SL10	Have designated spaces for bikes, bins and cars (including electric vehicle charging points) been identified on the site plan; and integrated into the layout of plots so that they do not dominate the public spaces and elevations?

Streets and Spaces	
SS1	Is there a landscape strategy proposing contextual surfaces, planting, public realm furniture and lighting?
SS2	Has the landscape strategy been thought through and fully integrated into the architecture and wider landscape?
SS3	Have vistas and street views been prepared that show clearly defined focal points?
SS4	Do the widths of spaces and heights of fronting buildings create intentional scale and character to outdoor spaces that is contextual to Haddenham?
SS5	Have the designers described the sequence of arrival from the entrance of the site to the front door of the home?

Well-designed Homes	
WDH01	Has the detailed design of each home been considered according to its location within the wider masterplan?
WDH02	Do fenestration details, material choices and built features reflect the characteristics of local buildings?
WDH03	Does the overall design incorporate 'breathing space' for threshold planting, a front garden spaces and/or a porch area?
WDH04	Have entrances and front doors been considered to balance passive surveillance with privacy?
WDH05	Have front gardens, window boxes and hanging baskets been included so that residents can make their mark?
WDH06	Are there diagrams showing overlooking of entrances and circulation spaces from homes?
WDH07	Is there a spacious and well considered arrival space?
WDH08	Have sustainable building forms, construction methods and materials been used?
WDH09	Do homes take advantage of renewable energy, including PVs?



Haddenham and Aldreth Neighbourhood Plan 2019-2031

MADE VERSION
OCTOBER 2022

Haddenham Parish Council