



# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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C/O Savills (UK) Ltd  
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*This matter is being dealt with by:*

Penelope Mills

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My Ref: 14/00130/OUM  
Your ref

7th August 2014

Dear Sir/Madam

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **REFUSAL OF OUTLINE PLANNING PERMISSION**

The Council hereby **refuses** the following development:

**Proposal:** Outline application for up to 100 residential units with all matters reserved except for means of access  
**Location:** Land South Of 18 Wilburton Road Haddenham Cambridgeshire  
**Applicant:** Gladman Developments Ltd

The Council hereby refuses outline planning permission for the application reference **14/00130/OUM** registered 24th February 2014.

### **REASONS FOR REFUSAL**

- 1 The proposed development, particularly when considered cumulatively with the proposed housing allocations for Haddenham and the recently approved affordable housing exception site, would result in an unsustainable amount of residential development, which would outstrip the modest increase in employment provision envisaged for Haddenham and place significantly increased pressure on local infrastructure. The lack of employment, retail and leisure opportunities within the village coupled with the limited options in terms of public transport would result in an unsustainable pattern of development, encouraging high levels of out commuting by private vehicle, contrary to policies CS6 and CS8 of the current Core Strategy and policy COM7 of the draft Local Plan 2014. The development would also be contrary to the environmental strand of achieving sustainable development in the NPPF (paragraph 7 and 95) as the location of would lead to a car-dependant development and would therefore fail to reduce greenhouse gas emissions.

The development would also fail to accord with the locational strategy set out in policy GROWTH2 of the draft Local Plan, which seeks to secure the most sustainable pattern of growth by focussing the

majority of development on the Market Towns, and would also be inconsistent with the Haddenham Vision which forms part of the emerging Local Plan.

It is considered that these adverse effects would significantly and demonstrably outweigh any benefit the development would bring in terms of helping to address the housing supply shortfall for the district.

- 2 Haddenham is one of the highest points in the Fens and the application site sits at a key vantage point in the district. From this part of Haddenham, there are attractive and locally valued views from the ridge down across the Fens to Cambridge, and the site takes in part of this existing vista. This is a highly distinctive landscape in the local area and is an important part of the setting not only of Haddenham but also of the Isle of Ely. This open and attractive vista also forms an important gap between Haddenham and Wilburton, with the highway between the two running along the top of the ridge.

Due to the existing landscape features, the topography of the area and the position of the public highways, the character of the area as experienced on the ground is a low density single frontage of development, punctuated by gaps affording views across the countryside beyond. This is not a hard edge, but a transitional zone, which provides an attractive setting for the village and is part of a locally valued landscape. The proposed development of this land would result in a significant adverse effect on the setting of the village contrary to policy EN1 of the Core Strategy and policy ENV1 of the draft Local Plan. It would also be contrary to the guidance contained within paragraph 109 of the National Planning Policy Framework which states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

It is considered that these adverse effects would significantly and demonstrably outweigh any benefits the development would bring in terms of helping to address the housing supply shortfall for the district, providing jobs and additional economic support for local businesses and providing additional affordable housing. It is also considered the development would directly conflict with policy 11 of the NPPF 'Conserving and enhancing the natural environment'.

- 3 The application provides insufficient archaeological information to enable the local planning authority to properly assess the nature and extent of the impact on potential archaeological remains within the site. The indicative thresholds provided as part of the outline application indicate that impacts upon archaeological remains could be total, and there is insufficient evidence to understand the potential impact of the proposed development, as required by paragraph 128 of the National Planning Policy Framework 2012. The application therefore fails to demonstrate that the requirements of policy ENV5 of the East Cambridgeshire Core Strategy 2009 and policy ENV14 of the draft Local Plan 2014.
- 4 The application provides insufficient evidence in relation to foul water treatment infrastructure to demonstrate that the proposal can be delivered without detriment to the water environment. The application therefore fails to comply with policy EN8 of the East Cambridgeshire Core Strategy 2009 and ENV9 of the draft East Cambridgeshire Local Plan 2014.

S. Wheat

Dated: 7th August 2014

**Principal Development Management Officer**