INTRODUCTION

1.1 Purpose
1.1.1 This statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd to inform a planning application for residential development on land off Wilburton Road, Haddenham.

1.2 Context
1.2.1 The National Planning Policy Framework (NPPF) encourages early engagement to improve the efficiency and effectiveness of the planning application system (para.188). It provides that local authorities should publish requirements for applicants, which should be proportionate to the nature and scale of the development proposal (para.193).

1.2.2 The East Cambridgeshire Statement of Community Involvement (April 2012) sets out how and when people can most effectively get involved in the planning process. It sets out the role of the applicant in engaging with the community in preparing application proposals.

1.2.3 The Council’s Statement of Community Involvement classifies all application proposals involving the construction of 10 dwellings or more as ‘major’ applications. It provides that for major applications, developers should carry out consultation before formally submitting a planning application. It further provides that the format of this consultation may vary but should include, for example, discussions with the Parish or Town Council; engagement with the local community on the emerging proposals, by some means; and, engagement with statutory consultees. It also indicates that any consultation responses received should be considered by the applicant before the application is submitted.

1.3 Gladman’s Approach
1.3.1 Gladman have completed a comprehensive programme of community engagement which is considered appropriate and proportionate for the proposed nature and scale development on this site.

1.3.2 This report details the programme and results of the consultation, meeting the requirement to submit such a document as part of a planning application. It demonstrates that the consultation exercise undertaken complies with the suggested approach to major applications, set out within the Council’s Statement of Community Involvement.
ENGAGEMENT WITH EAST CAMBRIDGESHIRE DISTRICT COUNCIL & STAKEHOLDERS

2.1 Correspondence with East Cambridgeshire District Council (ECDC) Officers

2.1.1 A Screening Request was submitted to East Cambridgeshire District Council on 27th January 2014 seeking confirmation that the proposed application for development does not need to be accompanied by an Environmental Impact Assessment.

2.2 Engagement with other Consultees and Local Stakeholders

2.2.1 Gladman both directly and through consultants have proactively engaged with other stakeholders during the pre-application stage including:

- Highway Authority
- Cambridgeshire County Council
- Environment Agency
- Utility providers
- Haddenham Parish Council

ENGAGEMENT WITH THE LOCAL COMMUNITY

3.1 Initial Consultation Leaflet

3.1.1 Leaflets outlining the development principles and seeking comments were distributed on 13th January 2014 to approximately 780 households residing around the proposed site within Haddenham. A copy of the leaflet is included at Appendix A.

3.1.2 8 people initially responded to this leaflet by post and via email.

3.1.3 Copies of feedback received are included at Appendix B.

3.2 Haddenham Parish Council

3.2.1 Gladman requested an informal meeting with Haddenham Parish Council members and met on 28th January 2014. Gladman found the meeting very useful to hear particular concerns regarding the proposed

3.3 Press Advertisement and Website
3.3.1 A press notice was published in the Ely Standard on 16th January 2014 notifying residents of the proposal and further details of the website. (Appendix C).

3.4 Website

3.4.1 Gladman have a dedicated website for each of its projects containing details of the project, copies of the display boards and other information about the scheme, it also allows feedback to be sent via email to Gladman. The website is [www.your-views.co.uk/Haddenham](http://www.your-views.co.uk/Haddenham) (website information boards included at Appendix D).

4 CONSULTATION REVIEW

4.1 Consultation Outcomes

4.1.1 Gladman are pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process. Whilst many respondents objected to the principle of residential development on this site, others expressed support, whilst some offered constructive comments. A total of 35 comments were received (included at Appendix B).

4.2 Summary of Comments and Responses

4.2.1 The main issues which emerged from the various forms of community engagement are detailed in the table below, together with Gladman’s response:

<table>
<thead>
<tr>
<th>Summary of Comments</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed access location is situated close to a dangerous junction with fast</td>
<td>Gladman’s appointed Highways and Transportation consultants have been liaising with the Highways Authority and are undertaking a full transport assessment which will accompany the planning application submission. The proposed access arrangements have been carefully assessed and are considered to be capable of delivering a safe form of access to the site. The Transport Assessment assesses the capacity of the local highway network and demonstrates that the proposed development can be accommodated without unacceptable impacts.</td>
</tr>
<tr>
<td>flowing traffic resulting in increased risk of accidents. A roundabout to improve</td>
<td>ules. The proposed access arrangements have been carefully assessed and are considered to be capable of delivering a safe form of access to the site. The Transport Assessment assesses the capacity of the local highway network and demonstrates that the proposed development can be accommodated without unacceptable impacts.</td>
</tr>
<tr>
<td>access to the main road may benefit traffic flow. The local highways network is</td>
<td>ules. The proposed access arrangements have been carefully assessed and are considered to be capable of delivering a safe form of access to the site. The Transport Assessment assesses the capacity of the local highway network and demonstrates that the proposed development can be accommodated without unacceptable impacts.</td>
</tr>
<tr>
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<td>ules. The proposed access arrangements have been carefully assessed and are considered to be capable of delivering a safe form of access to the site. The Transport Assessment assesses the capacity of the local highway network and demonstrates that the proposed development can be accommodated without unacceptable impacts.</td>
</tr>
<tr>
<td>at the junction of Station Road/High Street are needed for the safety of</td>
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</tr>
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</tr>
<tr>
<td>The local transport links are poor with an infrequent bus service. Improvements</td>
<td>Expansion of the village will help to support village amenities and services.</td>
</tr>
<tr>
<td>to the frequency of the bus service are needed.</td>
<td></td>
</tr>
<tr>
<td>Statement of Community Involvement</td>
<td></td>
</tr>
<tr>
<td>-----------------------------------</td>
<td></td>
</tr>
<tr>
<td>There is no mains gas supply to Haddenham.</td>
<td>There is considered to be adequate services and utilities infrastructure available to serve the proposed development. Whilst there is no mains gas supply to Haddenham, this is not uncommon and is not a pre-requisite to the delivery of housing.</td>
</tr>
<tr>
<td>Robert Arkenstall Primary School is full. The local doctors’ surgery is at full capacity.</td>
<td>Consultations will be undertaken with the local education authority. If there is a need to increase capacity at any of the local schools, in order to accommodate the proposed development, appropriate contributions will be provided as part of the S106 agreement. The applicant is willing to provide any reasonable contributions that are CIL compliant and are fairly and reasonably related to the proposal and genuinely required to mitigate the impacts of development.</td>
</tr>
<tr>
<td>A recent survey showed the residents of Haddenham are not in favour of large scale development.</td>
<td>The proposed development is considered to be of an appropriate scale for the size and status of the settlement. Haddenham is a settlement that is capable of accommodating growth and can assist in meeting the housing needs of the district in a sustainable way.</td>
</tr>
<tr>
<td>Only infill sites should be used for development within Haddenham.</td>
<td>There is insufficient land available within the currently defined settlement limits of Haddenham to accommodate required growth. It is therefore inevitable that extensions to the built up area are required.</td>
</tr>
<tr>
<td>The proposed development needs to be sustainable and energy efficient in the design of houses.</td>
<td>The detailed design of the houses will be subject to agreement at the reserved matter stage. The dwellings will be designed to comply with Part L of Building Regulations, which seek to ensure that new buildings conserve fuel and power.</td>
</tr>
<tr>
<td>The play should be close to the balancing pond for pond-dipping to enable children to appreciate nature. The play area should be located more centrally to enable existing residents opportunity to use it.</td>
<td>The application is currently in outline only and so the precise details of the public open space will be determined at a later stage. The open space and recreational areas within the site will be provided in an accessible location however. The open space will be available for use by the existing residents in the area as well as the residents of the proposed development.</td>
</tr>
</tbody>
</table>
The development is contrary to the existing public plan for Haddenham and outside the village boundary. | There is insufficient land available within the currently defined settlement limits of Haddenham to accommodate required growth. It is therefore inevitable that extensions to the built up area are required.

The development is too large for the village and local infrastructure. 100 new homes are too many for the site and village. | As stated above, the proposed development is considered to be of an appropriate scale for the size and status of the settlement. Haddenham is a sustainable settlement, with a good range of facilities that is capable of accommodating growth. If improvements to infrastructure are required to accommodate the development, the applicant is willing to provide contributions that are CIL compliant; fairly and reasonably related to the proposal; and, genuinely required to mitigate the impacts of development.

There is a need for new affordable housing for local residents. Haddenham is short of high quality, large family properties and smaller starter homes. | The proposed development will deliver 30% affordable housing, helping to address a severe shortfall of affordable accommodation in the area. The proposed development can deliver a sustainable mix of house types and sizes, helping to address the identified need for both smaller starter homes and large family dwellings.

There are existing problems with drainage and sewerage systems. | Surface water flow and foul sewage from the development will be attenuated onsite and discharged at a rate acceptable to the Environment Agency and Anglian Water. The proposed development will be designed to ensure that any existing problems with drainage and sewerage systems will not be exacerbated.

### 4.3 Potential for Community Benefits

#### 4.3.1
Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development.

#### 4.3.2
Other potential suggestions must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure developers cannot ‘buy’ consents). However, the applicant will discuss the ideas put forward with the Council.
Appendix A
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PUBLIC CONSULTATION

Potential Residential Development

Land off Wilburton Road, Haddenham
Introduction

Gladman Developments are proposing a new residential development of approximately 100 homes on land off Wilburton Road, Haddenham. This leaflet provides outline details of the scheme and seeks views and comments from the local community on the current proposals.

We want to hear your views

This is your first opportunity to tell us what is important to you and what you would wish to see in this development should it be built.

Things we would like to hear about include:

• Are you or anyone you know, in need of affordable housing in Haddenham?
• Is there a need for housing for first time buyers and/or housing for young families in Haddenham?
• Are there any particular types of houses that Haddenham is currently lacking?
• Are there community facilities that you would like to see improved or developed as part of this scheme?

If you are in favour of or opposed to new housing on this site, please tell us why. Your feedback is important to us and will be used to help shape our proposals.

How can you comment?

You can respond by email:

comments@your-views.co.uk (using ‘Haddenham’ as the subject line)

Or by Post:

Your Views Haddenham
Gladman House
Alexandria Way
Congleton
Cheshire
CW12 1LB

Or by using the online feedback form on our dedicated website:

www.your-views.co.uk/haddenham

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The need for new housing

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development.

East Cambridgeshire District Council must provide new housing in order to meet the housing need for the area.

What is proposed?

- A residential development (shown highlighted on the above plan) to include approximately 100 new homes of varying sizes, types and tenures.
- 30% of these new homes would provide affordable housing for local people.
- On site Public Open Space with recreational facilities.
- The opportunity to provide new landscape planting to complement the existing hedgerows and trees.

Why is the site suitable for development?

Haddenham supports a range of services and facilities which are used by both residents of the village and those in the surrounding rural area.

The site is well located with good access to existing community facilities and the local public transport network. The proposal will provide new homes to sustain the vitality and viability of the local community.

Where can you get more information?

More information on our proposals can be viewed on our website at:

www.your-views.co.uk/haddenham

What are we doing now?

This consultation provides the community with their first opportunity to comment on and help shape the development proposals. As well as seeking your views we are currently contacting a number of organisations and groups in the local area.

Please aim to submit your comments on this leaflet as soon as possible. We consider comments whenever they are received and there will be further opportunities to comment during the planning process.

What happens next?

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted you will also be able to make further representations to East Cambridgeshire District Council who will take these into account before making their decision on the planning application.

You can keep up to date on progress using our dedicated website which provides further information and includes an online feedback form for making comments:

www.your-views.co.uk/haddenham

Should you be unable to access the internet and need to request a printed copy, please write to:

Your Views Haddenham
Gladman House, Alexandria Way
Congleton, Cheshire, CW12 1LB

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). When a Planning application is submitted, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name and address where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.
Appendix B
Anusha Peries

From: Tony [tony@tonymack.f2s.com]
Sent: 04 February 2014 13:43
To: YourViews
Subject: Haddenham

We wish to object very strongly to the development proposed on land off Wilburton Road, Haddenham for the reasons below;

100 more homes in Haddenham are not required or sustainable by the limited services we have in the village.

Immense pressure would be placed on the School, Surgery and many other facilities in the village. There are also very poor transport services to and from Haddenham and local jobs are very limited.

Traffic along the A1123 Wilburton Road, is frequently in a jam from the Twenty Pence junction in Wilburton all the way back to the crossroads in Haddenham at Station Road and High Street. An extra 100 hundred properties and the proposed access junction to the Wilburton Road would cause further traffic problems and travel delays unacceptable to most commuters. A huge number of Commuters and HGV’s daily take a short cut to Cambridge and the A10 by passing through Haddenham and Wilburton on the A1123. This cuts out the longer route via the A142 from Witcham Toll to Ely to pick up the A10 to Cambridge. Also many times a year when the A14 is closed due to problems, traffic is often diverted along the A1123 to re-join the A14 at Cambridge. When this happens traffic can be gridlocked through Haddenham for much of the day.

To have a development located at the proposed site would cause a nightmare for road users in the area for reasons above and for the fact that there are already frequent road accidents at the junction of Wilburton Road and Duck Lane adjacent to the water tower.

The proposed land for development is occupied by a large family of bats which I believe is a protected species. A development of houses on this site would totally destroy their habitat.

We have looked at the East Cambridgeshire Local Plan vision for Haddenham and a proposed development of 100 properties is not considered in the plan but much smaller sites of residential housing would be considered.

The proposed area for development is currently outside the village development boundary which is outlined by East Cambs District Council.

We would like to ask potential housing developers to put more consideration to expanding the residential potential of larger towns in Cambridgeshire where more amenities are available to residents rather that put a huge strain on the already limited services we have in Haddenham.

Yours sincerely,

Mr and Mrs McEnaney

21 Orchard Way

Haddenham.
Haddenham

Form Name: Haddenham
Date of Submission: Sun, 02 Feb 2014 22:32:53 +0000
Your server: www.your-views.co.uk
IP address of person using form: 87.112.102.171
URL of page containing form: http://www.your-views.co.uk/haddenham-comment/
FormBuilder version: 0.7.2
Tab Character: 

Looking at the plans, do you have any comments that will help us shape our masterplan?: The site entrance is far too close to the junction between Wilburton Road and the A1123. Wilburton Road is used by many villagers returning from work as a way into the village, even when they don't live in the estates in the Duck Lane area -- there are many who live up the High Street, Camping Close etc, and even some who live in Station Road and The Green who use that route to avoid having to negotiate the staggered junction at the Haddenham end of the A1123 (I live next door to one).

Would you like to suggest any changes to improve the proposals?: Find a route into the site direct from the A1123, perhaps across the fields to the east of the properties east of the 0.51ha area of the proposed development -- or try to get Pear Tree Close extended into the 2.65ha area.

Prefix: Mr
Your name: Colin Lester
Your email: colin@clester.plus.com
Address: 6 Crossways, The Green, Haddenham, Ely

Postcode: CB6 3TP
Looking at the plans, do you have any comments that will help us shape our masterplan?: Site entrance (see below).
A small play area and strip of green land will not make up for the problems that will be caused by an additional 100 households in the village. The existing local community facilities that you mention will be quickly overrun by the addition of another 200-400 people.

Would you like to suggest any changes to improve the proposals?: Change the site entrance. This is the worst possible place it could be. The junction of Wilburton road gets very busy in peak times. Its also busy through Wilburton and onwards towards and on the A10. I cannot imagine what the impact of another 100-150 cars would be, but it would be horrendous. This would cause local chaos.

Are there any other comments you would like us to consider?: Please consider the affect this will have on the local community. The traffic load will be a real issue, which is already pretty bad. I moved to a village because I wanted a quiet rural life.
There has been a lot of infill already. This is a huge development and will affect the structure and nature of the village. If there were less houses, I would not have so much of an issue, but this is a step too far.

Prefix: Ms
Your name: Jo Fitzpatrick
Your email: jo.fitzpatrick2@gmail.com
Your public consultation document on the potential residential development asked for comments. We write this as an individual resident of Pear Tree Close which will back onto the potential development and as a result be affected the most.

We oppose the proposed development for a number of reasons:

1. The development is contrary to the existing public plan for Haddenham and would build on land which is outside of the development umbrella for Haddenham whilst ignoring existing infill locations within the village. As such the development would need to satisfy the conditions for exceptional development and we don't feel that it does.

2. It is clear already that the residents of Haddenham don't want a development of this scale because of the problems that it will cause. The most recent survey of residents showed that a large number already saw traffic through the village, poor transport and a shortage of school places as problems. A development of this size will make these problems worse and bring new problems as well.
   
   1. 97.9% of residents were either opposed to any development or in favour of small and existing developments of up to 20 houses.
   2. When questioned about the location of potential developments in the village a total of 584 responses were made. Only 23 of these responses favoured sites other than the existing 4 infill sites that have been identified in the village. Of the 23 "other" responses none of them highlighted the land that you propose to build on.
   3. Many other comments were made in this survey about only using the infill sites in the village for development.

3. In addition to comments already made by residents in the survey, we oppose this development due to its location, the idea that it is sustainable and the impact that it will have on local infrastructure.
   
   1. In terms of its location - Wilburton Road/Duck Lane are already dangerous roads. Despite the speed limits in place drivers come straight off Wilburton Road into Duck Lane at significant speed. You propose that the entrance to the site will be within 50m of this junction. We have already witnessed one accident at the Duck Lane/Wilburton Road junction and seen numerous near misses. Adding a junction with traffic joining from the proposed development will produce more accidents.
   2. Most mornings the queue to Wilburton extends back down beyond the Duck Lane turn meaning that it is already very difficult to join the road to Wilburton. This development will produce another 100+ cars that firstly want to turn right into Duck Lane (joining a queue in Duck Lane) which then tries to join the queue in Wilburton Road to Wilburton.
   3. Sustainable - You will be aware that Haddenham is not on mains gas. This means that every house gets its fuel by tanker, either gas or oil. The idea that your development could be sustainable is misguided. These houses cannot be termed affordable and sustainable when they are not connected to the main gas supply. Tankers deliver around the village at all times of the day and week. Adding another 100 houses which need supplying in this way is simply increasing heavy load traffic further.
   4. Local infrastructure - We consider the two main roads to Cambridge from Haddenham (to Earith and the Twenty Pence Road to Cottenham) are dangerous. They are narrow, poorly lit and frequently muddy as farmers use them to access their fields. In addition they are bumpy and drain poorly. Whilst these issues remain, we don't think any further development should be allowed in Haddenham.
5. Schools - The primary school in Haddenham has been full for each of the last eight years as each class exceeds the government target for class sizes. Adding another 100 houses will mean that the children will have to travel out of the catchment area to find a primary school.

We have attached the latest survey to which we have referred.

If you have any questions on these comments then please email us.

Regards

Mark & Katie Holland
Anusha Peries

From: Alexis Martindale [alexism82123@gmail.com]
Sent: 24 January 2014 11:06
To: YourViews
Subject: Proposed 100 New houses in Haddenham, Cambridgeshire.

After receiving your brochure, I wanted to contract you about the proposed development of a housing estate and express an informal objection. This is a very small village and our resources are already under immense strain. As a mother of two small boys, I am especially concerned about the extra pressure this will put on the village school, which is already over subscribed. 100 New family homes could mean anything from 100 to 200 more children that need school places. Ultimately, I believe this small village cannot withstand a development of this size.

Yours sincerely, Alexis Martindale
Haddenham

Form Name: Haddenham
Date of Submission: Fri, 24 Jan 2014 10:47:59 +0000
Your server: www.your-views.co.uk
IP address of person using form: 80.44.239.228
URL of page containing form: http://www.your-views.co.uk/haddenham-comment/
FormBuilder version: 0.7.2
Tab Character:

Looking at the plans, do you have any comments that will help us shape our masterplan?: I think the extra volume of cars exiting the development would make the existing road congested and dangerous.
Would you like to suggest any changes to improve the proposals?: I feel a considerably smaller development would be much more appropriate.
Are there any other comments you would like us to consider?: Feel the existing roads, school, doctors etc are unable to cope with the increase of population this size of this development would create.
Prefix: Mrs
Your name: claire davree
Your email: claire22marie@yahoo.com
Address: 15 rowan close Haddenham
Postcode: cb63qf
Anusha Peries

From: Mark Holland [Mark.Holland@domino-uk.com]
Sent: 24 January 2014 08:50
To: YourViews
Subject: Haddenham
Attachments: 20140117_135545.jpg; Haddenham Village Vision Questionnaire Results.pdf

Your public consultation document on the potential residential development asked for comments. I write this as an individual resident of Pear Tree Close which will back onto the potential development and as a result be affected the most. In due course the residents of Pear Tree Close and Orchard Way will be putting together a collective response to your proposed development.

I am opposed to the proposed development for a number of reasons:

- The development is contrary to the existing public plan for Haddenham and would build on land which is outside of the development umbrella for Haddenham whilst ignoring existing infill locations within the village. As such the development would need to satisfy the conditions for exception development and I don't feel that it does.
- It is clear already that the residents of Haddenham don't want a development of this scale because of the problems that it will cause. The most recent survey of residents showed that a large number already saw traffic through the village, poor transport and a shortage of school places as problems. A development of this size will make these problems worse and bring new problems too.
- The survey showed that only 2% of residents were in favour of large scale development (>20 houses). Undoubtedly these were the developers that replied. 97.9% of residents were either opposed to any development or in favour of small and existing developments of up to 20 houses.
- When questioned about the location of potential developments in the village a total of 584 responses were made. Of this total only 23 responses favoured sites other than the existing 4 infill sites that have been identified in the village. This shows clearly that residents do not want building outside of the existing development umbrella. Of the 23 "other" responses none of them highlighted the land that you propose to build on. So you can deduce that not a single Haddenham resident that responded wants building on this land!
- Many other comments were made in this survey about only using the infill sites in the village for development.

In addition to comments already made by residents in the survey I oppose this development due to its location, the idea that it is sustainable and the impact that it will have on local infrastructure:

- In terms of its location - Wilburton Road/Duck Lane are already dangerous roads. Drivers come straight off Wilburton Road into Duck Lane at significant speed and you propose that the entrance to the site will be within 50m of this junction. With the sloping land it will be a hillstart for those leaving the proposed development. I have already witnessed one accident at the Duck Lane/Wilburton Road junction and seen numerous near misses. Adding a junction with traffic joining from the proposed development will produce more accidents. Most mornings the queue to Wilburton extends back down beyond the Duck Lane turn meaning that it is already very difficult to join the road to Wilburton. This development will produce another 100+ cars that firstly want to turn right into Duck Lane (joining a queue in Duck Lane) which then tries to join the queue in Wilburton Road to Wilburton. I don't think you have thought about the traffic implications of your proposed development at all. This location is entirely unsuitable for further development.
- Sustainable - you will be aware that Haddenham is not on mains gas. This means that every house gets its fuel by tanker, either gas or oil. The idea that your development could be sustainable is misguided. Do you know the price of oil or Calor gas? In no way could these houses be termed affordable and sustainable when they are not connected to the main gas supply. This is before the
safety aspect is dealt with. Calor deliver in tankers (see attached photo) which rumble around the village at all times of the day and week. Adding another 100 houses which need supplying in this way is dangerous as well.

- Local infrastructure - I consider already that the two main roads to Cambridge from Haddenham (to Earith and the Twenty Pence Road to Cottenham) are dangerous. They are narrow, poorly lit and frequently muddy as farmers use them to access their fields. In addition they are bumpy and drain poorly. Whilst these issues remain I don’t think any further development should be allowed in Haddenham.

So in summary I think there are numerous ideas why this development should not go ahead. Should it ever go to planning I would campaign that the developer should be forced to provide through a section 106 planning order:

- A mains gas connection to every house in Haddenham
- A roundabout at the junction of Wilburton Road and Duck Lane such that the proposed development could feed into
- Significant improvements to the Earith and Twenty Pence roads (widening, lighting, drainage, cycle paths etc.)
- Extra school capacity in Haddenham

before any development starts on the proposed site. Such orders are common in the planning process and would be a small price to pay for building on greenbelt land and losing it forever.

I have attached the latest survey from which my numbers are extracted but I am sure you have already seen this. Once again it shows the strength of local opinion against such a development. If you have any questions on these comments then please email me.

Regards

Mark Holland
Haddenham

Form Name: Haddenham
Date of Submission: Thu, 23 Jan 2014 21:39:35 +0000
Your server: www.your-views.co.uk
IP address of person using form: 86.172.35.129
URL of page containing form: http://www.your-views.co.uk/haddenham-comment/
FormBuilder version: 0.7.2
Tab Character:

Looking at the plans, do you have any comments that will help us shape our masterplan?: Yes, find another plot in a different village! Haddenham is ill-equipped to deal with a large settlement increase of this nature without extensive enlargement of the local school, larger doctors office, better road access, and quite frankly it's a dreadful place to put it for any of the current residents of the area, including the owner of the house you have currently put the access point on the map. There has alrady been a planning consent turned down on the field south of this one due to poor drainage. I imagine that this would be a high-rise venture as I cannot imagine another way that you could cram 100 people into that field. That road is extremely busy and a bottleneck. Bad plan, Pick the Witchford one, they have more resources and are closer to Ely. There are very little transport links here either. The buses are every 3 hours.

Would you like to suggest any changes to improve the proposals?: Don't build in Haddenham.
Prefix: Ms
Your name: Lisa CD
Your email: lisac113@hotmail.com
Good afternoon,
We recently received a communication regards early stage plans for a development of 100 houses off Wilburton Road in Haddenham. We were asked for feedback regards this.
We live on Wilburton Road, and I would be concerned about the road out of proposed development, which would lead onto, or just before the junction. This is already a bit of a difficult junction to exit the village, and has speed calming measures as cars are travelling at speed from Wilburton into the village. I feel another road leading onto this would make the current situation worse, with an increased risk of accidents.
Also we were surprised at the volume of housing proposed on what is, essentially, a downward slope, I do not think the village has the infra-structure to support 100 new families, and would prefer that new builds are more scattered into already existing slots in the village, in smaller numbers. The school is currently full to capacity, as is the Doctors, there is little childcare available and even less public transport. The roads through the village already take much more traffic than they were originally intended for.
The downward slope is mentioned as we are all quite soggy at the moment, I’m sure the area is quite water logged and to then fill this with foundations and drains would only divert water somewhere else. The balancing pond shown at the bottom of the development would have to be quite substantial to cope, and would therefore become a safety issue for families with small children.
I don’t think we would be in favour of such a large development so close to the junction, with no provision shown for how this would affect village services as whole.

Kind Regards,

Nicola Butterworth
Office Administrator

Packaging Division
D S Smith Ely
55 Ely Road, Queen Adelaide, CB7 4TZ Cambridgeshire, United Kingdom
P 01353 645426 F 01353 660011
nicola.butterworth@dssmith.com
www.dssmith.com

Do you really need to print this email? Think The Power of Less.
Any loss of farmland is not good, but I tentatively support a sustainable development in principle, it being between existing housing.

However, you use the word 'sustainable' a lot, yet that will only be the case if the design of the houses means very little energy is needed to heat them (so large windows on the south side, small on the North, well insulated etc) - that isn't apparent from the artist's impression and proposed layout of the site (which suggests most houses will be aligned E-W). It's not just the initial cost of housing that is a problem to local people, it's being on low incomes that mean running a house is a challenge. If they are not low in running costs, the houses will only benefit commuter in-comers, not locals, and the roads to Cambridge are already significantly congested because of this. Indeed, if there were some workshop space on site, for a community of self-employed, that would be of benefit and improve sustainability.

The local vernacular is Dutch gabling because of the period when Vermuyden engineered the drainage channels at Earith. This is missing as the houses look bog-standard-could-be-anywhere. If land is taken from farming the development should be well-considered and the buildings deserving.

Also, can you integrate the play area and the balancing pond, i.e. make the play area of natural materials, the pond usable for pond-dipping (with a platform) and have a nature trail from one to the other? Kids will only grow up appreciating nature if they play in it.

Sincerely,
Alison Finn
Haddenham

Form Name: Haddenham
Date of Submission: Wed, 22 Jan 2014 20:43:03 +0000
Your server: www.your-views.co.uk
IP address of person using form: 90.207.191.4
URL of page containing form: http://www.your-views.co.uk/haddenham-comment/
FormBuilder version: 0.7.2
Tab Character:

Are there any other comments you would like us to consider?: I think this is a fantastic looking project and just what Haddenham needs. I currently live in Haddenham with my young family in a rented house and would welcome the chance to buy a new build house in this new development.
Prefix: Mr
Your name: Chris king
Your email: Chrisking41@hotmail.com
Address: 2 Chewells lane, Haddenham, Ely
Postcode: CB63SS
Are there any other comments you would like us to consider?: In our view, the first thing to consider is having TRAFFIC LIGHTS inclusive of a Pedestrian Crossing at the Station Road/High Street crossroads. The traffic is at a standstill there and at the Tower Junction most mornings and evenings when people are going to or, returning from work. With extra cars on the road, it will be almost impossible to keep it on the move, not to mention the safety of school children and other pedestrians (mainly consisting of senior citizens). Traffic lights have been requested and ignored before and if your company can achieve this, we think it would be greatly in your favour.

Prefix:: Mr & Mrs
Your name: Turner
Your email: n/a
Address: 59 Linden Way
Haddenham
Cambs
Postcode: CB6 3UG
Dear ‘Gladman’

Thank you for sending out the leaflet on your plans for potential development in the village of Haddenham in Cambridgeshire. The information you have provided in both leaflet form and on your website is of good quality and I appreciate the chance you have offered for commenting on the plan.

I completely agree with the proposition that there is a dire need for good-quality and affordable housing in this area. I live in Wilburton at the end of the village closest to Haddenham, and have done so for 15 years. Many of my neighbours have seen their children forced to move away in order to find housing cheap enough to even rent, let alone buy. Housing of any type in this area is scarce to rent or buy, and villages here North of Cambridge form an increasingly expensive commuter belt for London, Cambridge and Ely, with many travelling by car to Ely and Cambridge to commute onwards by train from those cities. This trend has been very noticeable since I moved to the area with most new housing being taken to market for sale at prices well beyond the reach of those on the low wages the majority of people round here receive for their work. So yes – there is a great need for housing for first-time buyers and families, but also for those even further down the income scale to rent!

However, I do not think that the development you propose is going to work. I mention the trend for Haddenham and villages local to Haddenham to become commuter belt territory, with those moving out from London and Cambridge to buy up houses at any price, forcing up the local housing market and putting accommodation well beyond the reach of local people. This trend has also had the effect of creating severe problems with traffic, as these new locals travel to work in the mornings and return at night. My house sits on the main Haddenham-Wilburton road, and as early as 07:30 in the mornings, traffic is often at a standstill or moving at less than walking pace. When I moved to the village in 1999, my journey from home to work in Cambridge would average out at 30 minutes, door-to-door. It currently averages at 75 minutes, and is often longer when there are issues on the two main roads (A10 and A14) leading south. Adding a potential 100 houses (and so probably at least 150 cars) to this mix would be disastrous for everyone! Additionally, the point at which you propose the exit from the new estate is on a dangerous corner, already traffic calmed, and at an angle that makes it difficult to join the main road in either direction. Cars coming out of the new estate would face significant delays in getting out of the village. I appreciate that most areas nowadays experience high volumes of traffic, but I think if you were present on the site during morning rush-hour especially (from 07:00 to 09:30) you would see for yourselves how bad the situation is for our villages here.

The second issue for transport is around alternatives such as public transport. I occasionally travel to work in the morning with my partner – on days when being in Cambridge after 09:30 is not an issue. When I do need to be in the office for ‘normal’ times such as 09:00, I use a bus. In the mornings there are two options available to me – the X8 that is meant to come through Wilburton at 07:45 but usually (due to traffic) is delayed to nearer 08:00, and the 106 that travels through Haddenham and Wilburton to either Cottenham or Ely – not to Cambridge. None of these options are ideal in any way:

- The X8 is often delayed, and although it does go to Cambridge, it arrives there at variable times due to traffic en route
- The X8 costs £6.00 for a ‘day rider’ – I use further busses to continue my journey onwards and this is the cheapest ticket available
- The X8 does not return to my village at a time that allows me to commute in both directions, and so my homeward journey has to be by other means
- The 106 only goes as far as Cottenham, and so additional tickets on other carriers have to be purchased
- The 106 to Cottenham is affected by additional traffic en route
- The 106 to Ely does not stop at the railway station there, and so if used in order to travel to Cambridge by train, adds an extra 20 minutes on foot to the journey in order to get from the bus stop to the train station

Anusha Peries

From: Helen [helen@ximogen.com]
Sent: 21 January 2014 11:59
To: YourViews
Subject: Haddenham potential development

Dear ‘Gladman’

Thank you for sending out the leaflet on your plans for potential development in the village of Haddenham in Cambridgeshire. The information you have provided in both leaflet form and on your website is of good quality and I appreciate the chance you have offered for commenting on the plan.

I completely agree with the proposition that there is a dire need for good-quality and affordable housing in this area. I live in Wilburton at the end of the village closest to Haddenham, and have done so for 15 years. Many of my neighbours have seen their children forced to move away in order to find housing cheap enough to even rent, let alone buy. Housing of any type in this area is scarce to rent or buy, and villages here North of Cambridge form an increasingly expensive commuter belt for London, Cambridge and Ely, with many travelling by car to Ely and Cambridge to commute onwards by train from those cities. This trend has been very noticeable since I moved to the area with most new housing being taken to market for sale at prices well beyond the reach of those on the low wages the majority of people round here receive for their work. So yes – there is a great need for housing for first-time buyers and families, but also for those even further down the income scale to rent!

However, I do not think that the development you propose is going to work. I mention the trend for Haddenham and villages local to Haddenham to become commuter belt territory, with those moving out from London and Cambridge to buy up houses at any price, forcing up the local housing market and putting accommodation well beyond the reach of local people. This trend has also had the effect of creating severe problems with traffic, as these new locals travel to work in the mornings and return at night. My house sits on the main Haddenham-Wilburton road, and as early as 07:30 in the mornings, traffic is often at a standstill or moving at less than walking pace. When I moved to the village in 1999, my journey from home to work in Cambridge would average out at 30 minutes, door-to-door. It currently averages at 75 minutes, and is often longer when there are issues on the two main roads (A10 and A14) leading south. Adding a potential 100 houses (and so probably at least 150 cars) to this mix would be disastrous for everyone! Additionally, the point at which you propose the exit from the new estate is on a dangerous corner, already traffic calmed, and at an angle that makes it difficult to join the main road in either direction. Cars coming out of the new estate would face significant delays in getting out of the village. I appreciate that most areas nowadays experience high volumes of traffic, but I think if you were present on the site during morning rush-hour especially (from 07:00 to 09:30) you would see for yourselves how bad the situation is for our villages here.

The second issue for transport is around alternatives such as public transport. I occasionally travel to work in the morning with my partner – on days when being in Cambridge after 09:30 is not an issue. When I do need to be in the office for ‘normal’ times such as 09:00, I use a bus. In the mornings there are two options available to me – the X8 that is meant to come through Wilburton at 07:45 but usually (due to traffic) is delayed to nearer 08:00, and the 106 that travels through Haddenham and Wilburton to either Cottenham or Ely – not to Cambridge. None of these options are ideal in any way:

- The X8 is often delayed, and although it does go to Cambridge, it arrives there at variable times due to traffic en route
- The X8 costs £6.00 for a ‘day rider’ – I use further busses to continue my journey onwards and this is the cheapest ticket available
- The X8 does not return to my village at a time that allows me to commute in both directions, and so my homeward journey has to be by other means
- The 106 only goes as far as Cottenham, and so additional tickets on other carriers have to be purchased
- The 106 to Cottenham is affected by additional traffic en route
- The 106 to Ely does not stop at the railway station there, and so if used in order to travel to Cambridge by train, adds an extra 20 minutes on foot to the journey in order to get from the bus stop to the train station
• The 106 service is currently under severe threat from the Council who are looking to axe it completely – and so leaving Haddenham and your potential new inhabitants with no useful bus service at all.

My final point concerns local services. You mention on your website (Consultation Boards pdf) that there is a library in Haddenham, along with a GP surgery. A few years ago the library became a community library, open less than 20 hours a week and so hardly a ‘service’. The GP surgery serves Wilburton, Haddenham, Aldreth and even Stretham and is vastly oversubscribed at the moment – it is almost impossible to get an appointment at the moment with a doctor – adding an additional 100 families to the mix would not benefit anyone.

I am sorry to have to say that I completely disagree with your proposed plans, despite agreeing about the need for additional housing. I think that the biggest problem I have is that what is most needed is ‘starter home’ style property that young families can rent rather than 3 bedroom family homes for sale – and I understand completely that as a developer this is not the type of property that will appeal to you – there is no profit in it at all. The local infrastructure – in particular the travel infrastructure (whether private vehicles or public transport) - will simply not cope with the addition of so many new families.

Thank you for the proposal, but it’s a ‘no’ from me.

Yours sincerely
Helen Burchmore
Haddenham Road, Wilburton
Looking at the plans, do you have any comments that will help us shape our masterplan?: The plans as presented are not detailed enough to give an intelligent response to this question.

Would you like to suggest any changes to improve the proposals?: What is the definition of "affordable housing" who will be entitled to occupy such properties and will they be for purchase or rent?

Are there any other comments you would like us to consider?: How is Haddenham as a village with its existing, schools, doctor's surgery, road infrastructure etc going to be able to cope with the influx of people this development will bring?

Prefix: Mr
Your name: Andrew Simmons
Your email: simmo48@hotmail.com
Address: 9 Wilburton Road Haddenham
Postcode: CB63SX
Anusha Peries

From: Jenny [jennytildesley@btinternet.com]
Sent: 19 January 2014 19:56
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Haddenham

Haddenham

Form Name: Haddenham
Date of Submission: Sun, 19 Jan 2014 19:55:32 +0000
Your server: www.your-views.co.uk
IP address of person using form: 86.172.80.210
URL of page containing form: http://www.your-views.co.uk/haddenham-comment/
FormBuilder version: 0.7.2
Tab Character:

Are there any other comments you would like us to consider?: I think this kind of proposal can only be approved if there are also plans to build a 2nd primary school or expand the Robert Arkenstall Primary School. The school is already over subscribed with large class rooms sizes and mixed classes which is not ideal. I feel that is this proposal went ahead children in the catchment area would not get in and parents would have to get in the car and join the horrendous traffic in the morning to take their children to school. On this basis this development can not go ahead.
Prefix:: Mrs
Your name: Jenny
Your email: jennytildesley@btinternet.com
Address: Linden House
5 Aldreth Road
Haddenham
Cambridge

Postcode: CB6 3UB
Thank you for your public consultation leaflet.
Short and concise!

First observations.
The proposed junction is an accident waiting to happen. It is near a brow of a hill that has already had traffic calming measures to reduce the risks. Secondly the proposed junction is too near the traffic calming measure. There have been several accidents at the junction with the main road.

Do we need affordable housing. From the fact that low cost housing that has been up for sale does not move quickly I would say there is no need. I would also add that Haddenham suffers poor public services and your statement that there is good public services is incorrect. The bus service is rubbish...ask my kids!!! As such residents in Haddenham need to be self sufficient in terms of travel, often with two cars or more, out of need rather than affluence.....will your plans cater for those garaging/parking needs!!! (Meremham was refused due to the burden of the car in this region - public service is poor). Haddenham remains short of high quality, large family properties, not starter houses. You only have to look at the last 4 years to see how quickly 4/5 bedroom developments sell in Wilburton and Haddenham.

Your open play area seems a little pointless and a token gesture. It would be on the fringe of the village and of no use to any other current resident. You need to consider how to support the existing community more actively.

The area marked "potential residential". You will need to give serious thought about this. Storm run off from Orchard Way (as a previous resident) is considerable, there is a risk of properties at those lower levels being deluged.

All in all, if done right I would welcome the expansion of the village. Growth supports the village amenities which we do have plenty of, but your plans/idea at the moment appear to be drafted without no real understanding of the village, East Cambridgeshire, the locational difficulties and appear to be playing to "common themes".

If you go further with your idea I hope to see a more thoughtout proposal.
A Threadgold
Looking at the plans, do you have any comments that will help us shape our masterplan?: You do not know the real situation in Haddenham. "The site is located with good access to ....' There is no any decent public transport in Haddenham. There are no any decent community facilities, in particular a decent supermarket. The existing Spar, in absence of any competition, is now a price faking facility.

Would you like to suggest any changes to improve the proposals?: This development is only acceptable, if as its result: 1) direct bus service between Haddenham and Cambridge, at least once in an hour, is established; 2) bus service between Haddenham and Ely, at least once in an hour, is established; 2) a big supermarket is opened in Haddenham. Otherwise, this is unacceptable development.

Are there any other comments you would like us to consider?: In the current form, your development is one another development trying to make profit, without adding anything to the village infrastructure. Opportunity (!) for landscaping does not count.

Prefix: Dr
Your name: Elena
Your email: lyadina@yahoo.com
Address: 73 Bell Gardens
Postcode: CB6 3TX
Dear Sir,

We strongly oppose the development proposed by Gladman Developments at land off Wilbury Road in Haddenham, Cambridgeshire. **We** do this for the following reasons:-

1. The land sits outside the development envelope for Haddenham. This is as clearly stated in the Village Vision for Haddenham, as set out by East Cambridgeshire District Council. The document states:

   "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."

Although another development has recently been permitted in Haddenham that sits outside of the development envelope, this does not, and should, not set a precedent for further development outside of the envelope.

2. Furthermore, the Village Vision for Haddenham also states that:

   "Because of its ridge location, any future residential development within Haddenham must have particular regard to the potential for visual impact on the surrounding countryside."

You yourself note in your Consultation Boards (page 3) the matter of "long distance views towards site". The proposed development would clearly have a significant visual impact on the surrounding countryside.

3. A development of circa. 100 new residential properties would be totally out of character in the village of Haddenham, where there are no new large housing estates. All development in the village for a large number of years has been on a significantly smaller scale.

4. The local social infrastructure could not cope with a development of the size you propose. The local primary school and doctor's surgery are already oversubscribed, and do not have the space to be expanded in order to accommodate the extra capacity that your proposed development would create.

As a point of clarification, it should also be noted that what you describe as a “supermarket” on page 5 of your Consultation Boards is in actual fact a medium sized village shop run under franchise.
5. The proposed site entrance is very close to the junction of Wilburton Road and the A1123. This is already a busy and difficult junction, and we do not believe that it would be safe to have an entrance to a large housing estate so close to this junction. Given the location of the proposed development, there is no alternative site entrance that could be utilised.

6. There would almost certainly be a noticeable increase in the volume of traffic using Wilburton Road, Duck Lane and Linden End. This route is already used as a “cut-through” to the High Street as a means of avoiding the crossroads in the centre of the village. The Village Vision notes that the reduction in speed and volume of traffic is the top priority for infrastructure improvement. Some traffic calming measures have already been implemented in Wilburton Road to manage traffic using this route, and further measures are being actively considered. It should be noted that many families who live to the south of Wilburton Road / Duck Lane / Linden End use this route to walk their children to school, utilising a footpath that goes from Duck Lane through to Camping Close where the primary school is located. Such a noticeable increase in the volume of traffic using this route would therefore present a danger to local children.

7. Furthermore, increased traffic generated by this proposed development which entered the village from the other main entry points (i.e. not the east A1123) would likely access the proposed development via The Rampart as an alternative to Linden End / Duck Lane / Wilburton Road. This road is not of the appropriate scale or condition to cope with such an increased volume of traffic.

8. Finally, the proposed development will not provide a great deal of new public open space or contribute significantly to community facilities relative to the size of the development.

We reserve the right to add further information to these objections or to raise further points of objection in the future, either through your public consultation exercise or if a formal planning application is made.

Yours faithfully,

Mr Iain and Mrs Samantha Smith
Looking at the plans, do you have any comments that will help us shape our masterplan?: This development changes the boundary of the village and puts 100 homes on a very small area. The entrance is off a very busy road especially in peak times and 100 homes will add up to 200 vehicles. If we assume these vehicles would leave the development once completed it would mean approx. one vehicle exit every 40 seconds if a uniform movement over the two hour peak time 07:00 - 09:00. The land slopes away and drainage and sewerage presents a problem, water is already an issue during the summer months and restrictions are always put in place. Schools and Doctors etc. are already heavily subscribed and as such this presents an issue. Contrary to the literature sent there is not a lot of local transport and the roads are congested.

Would you like to suggest any changes to improve the proposals?: If a development is granted on green belt land which I object to, the development should be smaller and cater for starter homes for people to establish themselves.

Prefix: Mr
Your name: Alan Henderson
Your email: alan.henderson@consensusconsulting.co.uk
Address: 15 Orchard Way
Haddenham
Postcode: CB6 3UT
Haddenham

Are there any other comments you would like us to consider?: The proposal is ill considered and inappropriate for the following reasons:

1. Building on the edge of the village thereby extending the "village envelope" (for want of a better expression) cannot be justified at this time as there are other "fill in" sites around the village that are more suitable for development.

2. The land at the rear of Metcalf Way with access from Hod Hall Lane would make more sense rather than extending further the edge of the village.

3. The proposed "site entrance" on to a very busy 90 degree bend would create even more hazards and dangers than presently exist and for that reason alone mean that the scheme should be rejected.

4. House prices in Haddenham for first time buyers are very low when compared to comparable properties in Cambridge and even in Ely. Trying to justify the development behind the smokescreen of prices for first time buyers being too high does not stand up to examination when looked against the true market prices in the village.

5. An additional 100 properties with the emphasis being placed on "affordable housing" and housing for first time buyers would mean that the local school and the doctors surgery would be placed under even more strain. "Landscape planting" and an "on site Public Open Space" are meaningless cosmetic fripperies when compared with the genuine needs of the community to fund the additional demands that would be placed on the medical and education services if this scheme is allowed to go ahead.

Prefix:: Mr

Your name: Tweed
Your email: jclintontweed@btinternet.com
Address: 12 Orchard Way, Haddenham, Cambs,
Postcode: CB6 3UT
Haddenham

Looking at the plans, do you have any comments that will help us shape our masterplan?: We strongly object to this proposed development. The village does not need another 100 homes to be built; in any location!

This proposed development is unsustainable, as it will impose unnecessary pressure on the limited infrastructure services that support Haddenham, together with unrealistic expectations on the limited amenities in the village, including schools, shops, employment opportunities and transport services. The existing junction of Wilburton Road (A1123) and Duck Lane is already well known as a dangerous intersection near the water tower, with numerous accidents occurring over the years. The proposed entrance to this development is completely unrealistic for a proposal on this scale, and will only add to the considerable traffic problems that already exist in the area, including long queuing traffic in the morning approaching the junction of Twenty Pence Road in Wilburton. Commuter traffic uses this junction to avoid the A10 route into Cambridge, and traffic is frequently observed 'backed-up' beyond the junction where access to this proposal is being proposed?

These traffic issues are further compounded when the A14 is closed (a notorious national road route); as the A1123 through the village often becomes a diversion route to Cambridge and to the East. The East Cambs Local Plan (Vision for Haddenham) issued in February 2013, considered a number of much smaller sites around Haddenham as being more suitable for 'pockets' of land to be allocated to residential development. The site for this proposal did NOT form part of this vision and lies outside of the current development envelope for the village.

Are there any other comments you would like us to consider?: Our property is close to this proposed site, and we frequently observe 'bats' (a protected species) flying across this land in the summer months!

Prefix: Mr & Mrs
Your name: M.Thomas BA Hons, Dip Arch, RIBA
Your email: mthomas@bidwells.co.uk
Address: 7 Pear Tree Close, Orchard Way, Hadenham, Ely, Cambs
Postcode: CB6 3UU
Looking at the plans, do you have any comments that will help us shape our masterplan?: The inevitable additional traffic associated with the development will increase pressure at an already difficult junction, particularly at peak times.

Would you like to suggest any changes to improve the proposals?: A roundabout to improve access to the main road may benefit traffic flow.

Are there any other comments you would like us to consider?: New homes are not necessary to maintain the vitality and viability of the local community. Many people choose to live in this area because of its rural nature. There will also be pressure on local services, such as the doctor's surgery and the school, to cope with the extra demand.

Prefix: Mrs
Your name: Jacqueline Murray
Your email: jacqueline.murray@tiscali.co.uk
Address: 18 Lode Way
Haddenham
Ely
Cambridge
cPostcode: CB6 3UL
Looking at the plans, do you have any comments that will help us shape our masterplan?: Yes. I think you should drop the plan entirely. I am a Parish Councillor (although I do not in this instance speak for the council) and I can tell you the following: the land you are proposing the develop is outside of the village development envelope. You could try and pack your development with even more affordable housing, even as far as 50-60% but a development of exclusively social housing was recently approved on the edge of the village so we have already seen our quota extended and, based on an informal discussion at a recent meeting, your proposed development won't find favour in this regard. Other reasons why this is so include the fact that the local schools are full to bursting, with little or no room for expansion, so an additional influx of large numbers of families simply could not be accomodated. Similarly you already cannot get an appointment at the doctors surgery in less than a week, such is the extent to which the amenity is stretched. It should also be noted that the only point where your development could link to the main road is via a single point on an already busy and often dangerous (and depending on where the join is, partly blind) junction. This is far too big a development for a village of our size and I urge you and the landowner to drop any plans as any money you spend on them is likely to be money wasted.

Would you like to suggest any changes to improve the proposals?: I think it is fairly clear from my previous comments that I believe dropping your proposals is the only comment I can suggest.

Prefix: Mr
Your name: Robert Bush
Your email: robert.bush@btinternet.com
Address: 15 Church Lane
Postcode: CB6 3TB
Looking at the plans, do you have any comments that will help us shape our masterplan?: I am mystified as to how 100 homes will fit on to the land in the plan as the adjacent development of Orchard Way and Pear Tree Close seems to have only about 35 homes on a similar piece of land. Will the new properties be apartment blocks to squeeze this number of homes in such a small place and if so will adequate parking be available for each household - most of which have 2 vehicles now especially as Haddenham is so remote. Despite the "public transport sytem being existing" is it of course almost non-existent.

Would you like to suggest any changes to improve the proposals?: Fewer homes to enable adequate parking and to be in keeping with adjacent residential development.

Are there any other comments you would like us to consider?: Will there be additional road improvements such as a mini roundabout where Duck Lane meets Wilburton Road meets the A1123?

Prefix: Mr & Mrs
Your name: Allen
Your email: jamesjillallen@aol.com
Address: 1 Hinton Hall Barns
Haddenham
Postcode: CB6 3SZ
Haddenham

Form Name: Haddenham  
Date of Submission: Thu, 16 Jan 2014 13:42:25 +0000  
Your server: www.your-views.co.uk  
IP address of person using form: 82.20.71.45  
URL of page containing form: http://www.your-views.co.uk/haddenham-comment/  
FormBuilder version: 0.7.2  
Tab Character: ______________________

Are there any other comments you would like us to consider?: What considerations are being given to the school.  
I believe its already filled to breaking point, certainly the reception class this year was spread over 2 classes.  
Is an expansion going to be necessary?  
Prefix: Mr  
Your name: Ian Irving-Smith  
Your email: ismith@ecisolutions.com  
Address: 53 Bell Gardens  
Haddenham  
Ely  
Cambs

Postcode: CB6 3TZ
Haddenham

Are there any other comments you would like us to consider?: 100 homes means at least another 100 cars using that junction it will not work, something will need to be done with the road.

Prefix: Mr
Your name: Andrew Morgan
Your email: atmwales1966@aol.com
Address: 4 New Road
Haddenham
Ely
Postcode: CB6 3SY
Dear Gladwin Developments,

**Potential Residential Development: Land off Wilburton Road, Haddenham**

Thank you for sending your colour leaflet about your proposed development in Haddenham.

In general we support this development but we have some concerns:

- The housing density is suitable for an urban development band not a village such as Haddenham.
- The balance of 30% low cost housing is too low. It should be around 50% to cater for the large numbers of young people requiring their first home and those working in the immediate area.
- The proposed entrance to the development is too close to a major junction which already an accident blackspot. I would suggest a four-way roundabout - Wilburton Road, New Road and the new development.
- The proposed play area and open spaces should be situated at the heart of the development rather than on the periphery.
- The development will require enlargement of the village primary school which should be in place before the houses are occupied.

Regards,

Mike Dyson
3 Nelson's Lane, Haddenham
Looking at the plans, do you have any comments that will help us shape our masterplan?: I am extremely concerned about the number of houses proposed for this area. The primary school is already oversubscribed so cannot accommodate any more children. More traffic will add to the already congested roads leading to Wilburton.

Would you like to suggest any changes to improve the proposals?: Yes. Do not build any more houses to this oversubscribed village.

Are there any other comments you would like us to consider?: I would like you to consider the traffic congestion in this area. 100 extra houses will certainly add to this continuing problem. A junction on to Wilburton Road with the traffic already backing up onto this road will become a major issue.

Prefix: Mrs
Your name: Tracy Knightley
Your email: tracy@pearson.co.uk
Address: 2 Hinton View, Haddenham
Postcode: CB6 3SP
Dear Sirs

I'm in receipt of the leaflet regarding the proposed Gladman development in Haddenham. Although I understand the need to build more housing around the UK, I don't agree that the quantity of housing or the Haddenham area, is the correct solution.

Firstly, Haddenham is already a large village and the primary school is already oversubscribed, with parents experiencing disappointment that their child/children are refused a place.

The infrastructure is NOT in place to support such a development. The much needed A14 upgrade is still no further forward and this has been going on for many years. As the A10 is the main A road for Haddenham and the surrounding villages, this also already experiences major congestion in peak periods, because it links to the A14. Let alone the fact that many residents have to drive through Wilburton to get to it, which again causes queues in the morning and can back up to the Haddenham crossroads (which once again happened this morning). NO DEVELOPMENT SHOULD GO AHEAD WHEN THE ROADS ARE ALREADY AT BURSTING POINT!

The location of the development is also not well thought. To put another road on that bend would be ludicrous, it's hard enough already, getting out of the existing junction. The additional traffic is also concerning with the pre-school just down the road, Haddenham is already struggling to encourage drivers to slow down for the safety of the parents and small children, who are trying to cross the road to get to pre-school. The land for this development, has also experienced flooding in the past. So 100 houses is far to big, without putting people at risk. What may be advertised as affordable housing, could in fact cost people more money than they expect.

Finally, as like much of the UK, we too are fighting to save existing services, due to councils trying to cut services to save money. Additional houses in this area at present, will only put a further strain on local authorities.

This is my point of view as a resident, parent of small children and commuter to work!!

Regards
T Porter

Sent from my iPad
Looking at the plans, do you have any comments that will help us shape our masterplan?: Proposed site access is inappropriate. The proposed access is onto Duck Lane, at the approximate location of traffic calming measures, which prevent drivers from exiting the A1123 westbound at excess speed. Access into and out of the site will be very difficult during peak times due to the additional traffic.

A recent planning application for a few homes on a nearby site (just off the site plan, off Hod Hall Lane) was recently denied, due to inappropriate access, drainage and other concerns. The drainage concern is likely to apply to some of the proposed site.

Would you like to suggest any changes to improve the proposals?: Reduction in number of houses, with a reduced site footprint (potentially allowing expansion later)

Junction improvements along Duck Lane, A1123 New Road and proposed site.

Funding to expand the local primary school.

Foot traffic for the school and High Street should have an additional path to Orchard Way or Cherry Orchard.

Are there any other comments you would like us to consider?: The local primary school is currently running at capacity, an additional 100 homes, which appear to be aimed at families, will require significant development of the school.

The leaflet stated good local public transport connections. This consists of a single bus approximately every hour connecting Cottenham to the south and Ely to the north east.

Prefix: Mr

Your name: Owen Smith

Your email: owencakes@live.co.uk

Address: 49 Hop Row, Haddenham

Postcode: CB6 3SR
Sir

I would like to make an objection to your proposed development 100 homes too many.

entrance. Is on a dangerous curve on a road that is already suffering very high volumes of traffic. schools are over subscribed by at least 10+

Regards
S sharp
Just had a leaflet delivered through the door re proposed housing development off Wilburton Road, Haddenham but the website address given (www.your-views.co.uk/Haddenham) doesn't seem to exist. We were looking for the online feedback form which was supposed to be on this website!

Could you let us have the correct link please

Paul & Margaret Shepherd
2a Linden End, Haddenham CB6 3UD
Thank you for the opportunity to comment on your proposed development off Wilburton Road.

I am aware of the need for more housing and the site seems unproblematic.

However I have two concerns.

Firstly, this seems an awful lot of houses on a small plot. If you compare the number of houses currently occupying a comparable sized plot to the north and west of your site, your proposals seem to suggest that houses would be small and with small gardens and very close together.

Secondly, it’s very difficult to have an opinion when you give no idea of what the proposed houses would look like. Given the trouble you have gone to to produce and distribute a leaflet, it seems a missed opportunity not to suggest the architectural styles you envisage. I realise that detailed plans occur much further down the line but I think support for your scheme would be more forthcoming if local people had an idea of how the development might look and how sympathetic it would be to local styles and aesthetics.

Best wishes,
Dr Sarah Burton

47 High Street
Haddenham
CB6 3XB
Looking at the plans, do you have any comments that will help us shape our masterplan?: The owners of the land should be free to construct whatever they wish as it is their land. Concil planning departments should concern themselves only with land owned by the council.

Would you like to suggest any changes to improve the proposals?: The owners of the land should be free to construct whatever they wish as it is their land. Concil planning departments should concern themselves only with land owned by the council.

Are there any other comments you would like us to consider?: The owners of the land should be free to construct whatever they wish as it is their land. Concil planning departments should concern themselves only with land owned by the council.

Prefix: Mr
Your name: Nicolai Heering
Your email: nostate1@yahoo.com
Dear Sir,

Proposed Development of Land: HADDENHAM

I write to express my objection to the proposed development of 100 houses on land off Wilburton Road, Haddenham for the following reasons:

1) Sewage overload at the Lode Way site.
2) This will create too much traffic trying to get onto, and on, the Wilburton Road, leading to Ely, Newmarket and Cambridge.

Yours faithfully

S.W.R. Burgess

S.W.R. BURGESS
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Appendix C
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All a-broad for a superfast connection

The rollout of superfast broadband will begin in East Cambridgeshire in the next few months, it has been confirmed.

East Cambridgeshire District Council said the upgrade will begin this spring.

Mepal and Witchford will be the first areas to receive superfast broadband, with work scheduled to be finished by June.

Wentworth and Witchford are also set for completion before the end of the year.

Doug Perkins, the council’s economic development officer, said: “East Cambridgeshire is due to benefit from improved connectivity and fibre broadband as part of the next phase of cabinets due to go live between March and June.

Of the 76 new cabinets planned for early 2014 across Cambridgeshire and Peterborough, 34 will be within the district.”

Cambridgeshire County Council signed a £16million with BT in March last year, with the communications giant contributing £16million to provide faster communications.

District council leader James Palmer’s announcement came weeks after eight people were injured in a three-car crash on Boxing Day on the Soham bypass, at the junction with Paddock Street.

Firefighters had to cut three people from one of the cars.

The crash prompted fresh appeals for safety improvements on the bypass, in particular, the junctions at East Fen and Qua Fen Common.

Alex Hunter, posting on the county council-run ShapeYourPlace website, said: “How many more people have to be injured or die before some time and funding are dedicated to sorting this out?”

According to county council data, from 2008-2012 there were eight slight collisions and two serious crashes on the bypass.

Cllr Palmer said that work surrounding the Eastern Gateway, an area of agricultural and allotment land which lies between the town and the A142 bypass, would provide a solution to the problem.

The work could allow for a new roundabout on the A142.

Cllr Palmer said: “This new road into Soham will link Pratt Street to the bypass, where a new roundabout will be safer than the current cross-roads at East Fen and Qua Fen junctions.

“Both East Fen and Qua Fen will be closed and the commons will be further protected by becoming no through roads.

“We are currently working on funding this through East Cambridgeshire District Council and Cambridgeshire County Council.”

Pressure grows for town centre link road to improve A142 safety

A new road linking Soham town centre to its bypass could be built as part of safety improvements along part of the A142.

East Cambridgeshire District Council and Cambridgeshire County Council are looking at ways of funding the road.

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Post Office homes in on a new venue

Three retailers have come forward to offer the Post Office a new permanent home in Ely.

A representative from the Post Office appeared before councillors for the first time on Thursday since its move to a temporary building in the Paradise Centre car park.

Gary Herbert, a stakeholder manager for the Post Office, told the meeting three expressions of interest had been received from city retailers.

Mr Herbert told councillors the Post Office was set on retaining five serving positions and that, if necessary, these would be split across more than one premises.

In response to a question from a member of the Communication Workers’ Union, Mr Herbert ruled out establishing a Crown post office, a branch directly managed by Post Office Ltd, in Ely as it would be too expensive.

Ely councillor Anna Bailey said: “People are feeling very sore about that. At the time, promises were made about retaining and improving the outlet in Ely but all that we ended up with were some extra flashing signs telling people which counter to go to.

“Clearly, the situation as it is cannot go on.”

The post office was forced to move because it rented space in Lloydspharmacy’s shop, in High Street, but that moved in November to open a shop at St Mary’s Surgery.

Cllr Bailey said all options “were still on the table” and suggested the Post Office could work with the City of Ely Council – and perhaps even share the former courthouse in Lynn Road.

Shopping around for a $500 start-up grant

Grants of up to £500 will be made available to entrepreneurs who want to launch “pop-up” shops in East Cambs.

The district council says it is keen to encourage “budding entrepreneurs” and arts and crafts people to test the market without the risk of taking on a long-term lease.

Residents of East Cambs will be given priority and applicants must not already own a shop.

Charity shops and arts groups seeking display space will not be considered.

Shirley Blake, the council’s development officer, said: “Pop-up shops provide potential entrepreneurs with an affordable way to test out the market for their product ideas.

“A pop-up shop provides temporary retail space either in a vacant shop or in underutilised space within an existing store.

“Products can be tested directly with customers and may provide a catalyst for the entrepreneur to increase sales and move to a permanent store. It also has the added benefit of bringing vacant retail space into use and adding to the diversity of small independent retailers in a town centre.”

Councillors on the development and transport committee approved the 12-month pilot scheme on Tuesday.

Application forms will be made available by the council online.

A site visit with council officials may also be required.
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Appendix D
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Introduction
Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 20 years, developing high quality and sustainable residential, commercial and industrial schemes. We are proposing a residential development of approximately 100 dwellings on land off Wilburton Road, Haddenham, Cambridgeshire.

Have your say
We wish to hear your views with regard to the quality, mix and design of this proposed development. We will consider your views and ideas as we develop our masterplan.

This is your opportunity to comment on and influence the planning of this site. You will have a further opportunity to provide comments to East Cambridgeshire District Council once the planning application has been submitted.

Comments can be sent via:
website: www.your-views.co.uk/haddenham-comment
email: comments@your-views.co.uk (using ‘Haddenham’ as the subject line).

Or posted to the below address:
Your Views Haddenham
Gladman Developments Ltd
Gladman House
Alexandria Way
Congleton
Cheshire
Housing Need

- National Policy requires every council to identify enough suitable land to provide housing for 5 years. Councils are required by the government to significantly boost the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development.

- The 2011-2031 dwelling target for East Cambridgeshire is identified as 13,000 by the East Cambridgeshire Strategic Housing Market Assessment. This amounts to 650 dwellings per year.

- According to the East Cambridgeshire 'Core Strategy Development Plan Document' at current planned growth levels it will not be possible to meet the dwelling targets for the district solely from previously developed land and green field housing sites will be needed.

Why is the site suitable for development?

Settlements like Haddenham provide opportunities to help meet the housing targets. Haddenham is a designated key service centre within the adopted core strategy and is suitable for accommodating modest growth. The site is sustainably located with easy access to Ely town centre and has a range of services such as primary schools, existing community amenities and public transport network.
What are the constraints and opportunities?

- Site boundary
- Contours
- Views from site to south
- Views into site from existing dwellings
- Long distance views towards site
- Water tower/ landmark structure
- Existing main vehicular routes
- Sewer easement
- Existing trees/ hedgerow
- Green links
- Existing buildings within site
- Potential vehicular access point
Visual Analysis

The visual analysis has identified the following points:

The surrounding topography shows the village of Haddenham is located on a ridge. The proposed site is located to the south east of the village centre on a slope that falls to the south. The land is currently used as arable farmland and consists of two field parcels.

Existing hedgerow and tree enclosure surrounding the site’s boundary and along footpaths and roads to the south and west of the site largely results in a visually well contained area with few direct views to any potential development. Retention and enhancement of this vegetation will help further filter views into the development.

To the north west boundary the site is located adjacent to an existing residential area. From these dwellings, views can be achieved across the proposed site, however this is limited to a relatively small number of properties.
What are the local facilities?
Application boundary 4.12 ha
1 Potential residential 3.16 ha
(approximately 100 dwellings @ 30 dph)
2 Retained structural landscape 0.27 ha
3 Proposed Informal Open Space 0.57 ha
4 Proposed balancing pond 0.07 ha
(subject to engineer’s recommendations)
5 Proposed Equipped Play Area 0.05 ha
6 Proposed indicative main access route
7 Proposed main vehicular access point
Aerial illustrations

- **Existing vegetation retained along site boundary**
- **Proposed housing with frontage onto open space**
- **Shared surface allows for pedestrian and cycle friendly movement**
- **Predominantly minimal frontage depth with some dwellings set back**

**AERIAL VIEW OF LANES**

**AERIAL VIEW OF MAIN STREET**
Thank you for taking time to view the proposal.

Comments can be sent via:

website: www.your-views.co.uk/haddenham-comment
email: comments@your-views.co.uk (using ‘Haddenham’ as the subject line)

Or posted to the below address.

Your Views Haddenham
Gladman Developments Ltd
Gladman House
Alexandria Way
Congleton
Cheshire
CW12 1LB