



# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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*This matter is being dealt with by:*

Angela Briggs

Telephone: 01353616307  
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My Ref: 19/00214/OUM  
Your ref

8th November 2019

Dear Sir/Madam

## TOWN AND COUNTRY PLANNING ACT 1990

### REFUSAL OF OUTLINE PLANNING PERMISSION

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

**Proposal:** Residential development for upto 110 dwellings  
**Location:** Land South Of 18 Wilburton Road Haddenham Cambridgeshire  
**Applicant:** Land Allocation Limited

The Council hereby refuses outline planning permission for the application reference **19/00214/OUM** registered 22nd February 2019.

### REASONS FOR REFUSAL

- 1 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 and would be completely uncharacteristic of this part of Haddenham, contrary to Policy ENV1 of the East Cambridgeshire Local Plan, 2015. It would also be contrary to

guidance contained within paragraph 170 of the NPPF 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 that the proposed development would directly conflict with the principles of chapter 15 of the NPPF 'Conserving and enhancing the natural environment'

- 2 The proposed development would introduce a new access onto the junction of Wilburton Road and New Road, also known as the A1123, which is the main highway through the villages of Wilburton and Haddenham, along the northern ridge. The proposed development would lead to the creation of an access on a stretch of classified highway where the principal function is that of carrying traffic freely and safely between centres of population. The vehicular movements associated with the use of the access would lead to conflict and interference with the passage of through vehicles to the detriment of the principle function and introduce a point of possible traffic conflict, being detrimental to highway safety, and therefore the proposed development fails to comply with Policy COM7 of the East Cambridgeshire Local Plan, 2015, which seeks all new development to provide safe and convenient access to the highway network.

Furthermore, the applicant has failed to submit sufficient highway information to demonstrate that the proposed junction arrangement can be laid out and designed to the correct guidance and highways authority standards, and the application is not supported by a sufficient Transport Assessment or Road Safety Audit to demonstrate that the proposed development would not be prejudicial to the satisfactory functioning of the highway or highway safety. Also adequate pedestrian infrastructure has not been demonstrated to serve the proposed development. The proposed development is therefore also contrary to Policy COM7 of the East Cambridgeshire Local Plan, 2015 which seeks new large developments to be supported by a sufficient Transport Assessment if the proposals are likely to result in significant transport implications.

- 3 The application provides insufficient evidence in relation to the presence of Great Crested Newts and biodiversity net gain to demonstrate that the proposal can be delivered without detrimental harm to the ecology of the area. The application therefore fails to comply with Policy ENV7 of the East Cambridgeshire Local Plan, 2015 and paragraph 174 of the NPPF which seeks development proposals to pursue opportunities for securing measurable net gains for biodiversity.
- 4 The proposed development fails to mitigate against the impact on the existing primary healthcare within the village and therefore does not comply with Policy Growth 3 of the Local Plan which requires developments to make contributions towards infrastructure through financial payments, secured via a S106 legal agreement.
- 5 Housing developments of 100 or more dwellings will be expected to provide a minimum of 5% self-build properties. The proposed development fails to demonstrate that this quantum of development would form part of the development proposal, and therefore is contrary to Policy HOU1 of the East Cambridgeshire Local Plan, 2015.

### **INFORMATIVES RELATING TO THIS APPLICATION**

- 1 The decision to refuse this application has been taken, having regard to the policies and proposals in the Local Development Plan and all relevant material considerations, including the NPPF. The proposal is considered to be unsustainable and the applicant was informed of officer concerns regarding landscape impact, highway safety, impact on biodiversity, impact on local infrastructure (Health care and Early Years) and provision of self-build plots ;. Amendments were requested however the amendments made were not considered sufficient to address the issues above. The proposal is therefore contrary to the provisions of the NPPF.



**Rebecca Saunt**  
**Planning Manager**

Dated: 8th November 2019