

Welcome to the Community Consultation Exhibition

Emerging Plans for Ovins Rise – Phase 2



Thank you for joining us today.

This event is an opportunity for Haddenham Community Land Trust (HCLT) and Palace Green Homes to share our updated proposals for Phase 2 of the Ovins Rise development and to hear your views.

We have carefully considered the feedback received at the Community Event in March 2025 and have worked to reflect local priorities within these updated proposals. Members of the team are here to explain the plans, answer your questions, and listen to your feedback.

Please take a few moments to complete a comment form or share your thoughts on the "Your Thoughts" board before you leave – your input will help shape the proposals before they are finalised and shared with the community ahead of a future outline planning application.

The team

The plans are being developed jointly by Haddenham Community Land Trust (HCLT) and Palace Green Homes.

HCLT is managed day-to-day by a board of local volunteer Trustees, and anyone who lives and/or works in Haddenham or Aldreth can become a member.

Palace Green Homes is a specialist development company based in Ely, established by East Cambridgeshire District Council to deliver well-designed, community-led developments that bring lasting benefits to local people.

Community benefits

In addition to providing genuinely affordable homes within the parish, this development would generate a Community Infrastructure Levy (CIL) payment to East Cambridgeshire District Council.

CIL funds support local public services such as transport, flood defences, education, libraries, leisure facilities, and health and social care – and 25 % of this contribution will be returned directly to Haddenham Parish Council for local projects.

Your feedback

The proposed location for the potential extension of Ovins Rise is shown on the Location and Setting of the Site display board, and an illustrative site layout is available to view on the tables.

We'd love to hear your thoughts on the proposals – your input is important to us. Please:

- Fill out a feedback form, and/or
- Write your comments on a post-it note and place it on the "Your Thoughts" board.

Community engagement is at the heart of every successful Community Land Trust project. We believe it's essential to collaborate with residents to shape developments that benefit the local community.



Community-led Development

What is a Community Land Trust (CLT)?

A CLT is a local, not-for-profit, volunteer run organisation that builds, owns and manages affordable homes, workspaces, community buildings and open spaces. These assets provide an income that funds capital and running costs and any profit is reinvested into the community. The affordable homes can be for low cost rent or part-purchase by those living and/or working locally, and are genuinely affordable for those on local wages.

What are the benefits of community-led development?

- Address a lack of affordable homes for local people
- Give communities a say over local developments
- Mobilise local people working together

A CLT-based development can enable communities to influence and set priorities for new local housing and address a shortage of affordable housing. A community can work together – with local landowners and developers – to have genuine influence over scheme design, location and delivery. Anyone living in the area can join their local CLT, which is run by a board of local people in a properly constituted Trust.

The provision of CLT-owned assets is made possible for the property developer as they will also build homes that can be sold on the open market on the same site.

Developers Palace Green Homes are specialists in community-led development using the CLT model of property ownership.

How to get involved with the CLT

Haddenham CLT now has 50 active members and is run by a board of local people. If you would like to join (for £1) please pick up an application form here today or you can download it from the website www.haddenhamclt.org.uk, the library and at any HCLT public meeting. If you would like to consider becoming a trustee, please speak to one of the existing trustees here today or contact the Trust via the website.

If you are interested in one of the affordable homes, you can email admin@haddenhamclt.org.uk and request an expression of interest form or pick up one here today.

Welcome



About Haddenham Community Land Trust



Haddenham Community Land Trust (HCLT) is a local housing trust run by unpaid volunteers, dedicated to providing affordable housing and promoting sustainable development in Haddenham and Aldreth.

Founded in 2016 to address the growing need for affordable homes, the trust works to secure land and resources for projects that benefit the community.

HCLT's focus is on ensuring that development is driven by local needs and priorities, with an emphasis on environmental sustainability and long-term affordability. By involving residents in decision-making, the trust fosters a sense of community ownership and participation. Through its efforts, Haddenham Community Land Trust contributes to building a more inclusive and resilient local community.

The Trust currently owns and manages 19 properties on Ovins Rise in Haddenham, comprising 17 affordable rental homes and 2 shared ownership properties, directly contributing to the availability of affordable housing in the area.

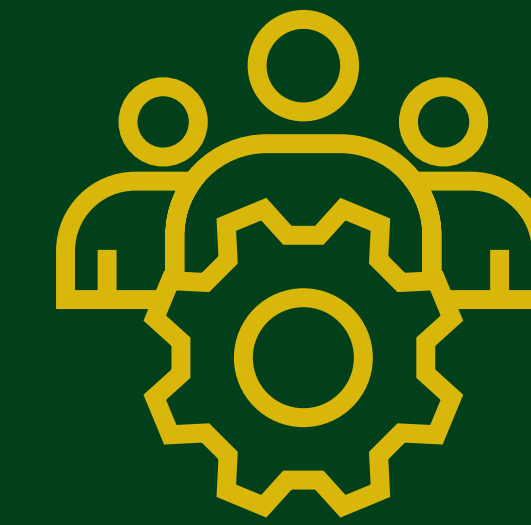
Who we are

- Local Housing Trust (non-profit organisation)
- Focused on providing affordable housing for residents in Haddenham & Aldreth
- Managed voluntarily by local people (who receive no pay)
- Operates for the benefit of local residents in Haddenham & Aldreth



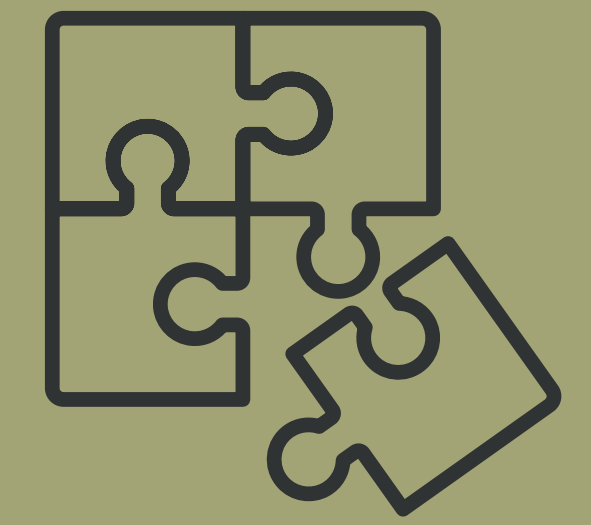
How we operate

- Independent from Parish and District Councils
- Strong ties with local councils, government housing and development organisations for support and collaboration
- Community-driven approach to housing development
- Respect the environment and local character of the villages
- Manage the income and costs, residents, suppliers and partner organisations with fairness, legal compliance and financial stability in mind
- Protect the privacy of our tenants and treat them fairly



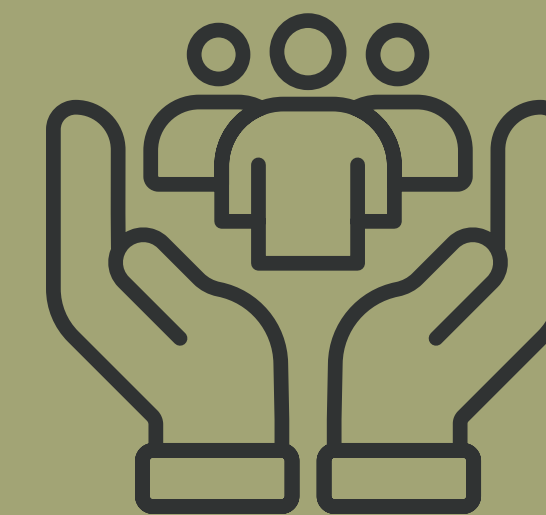
How you can get involved

- Become a Member
Join and help influence the future of Haddenham & Aldreth
- Volunteer
Offer your skills and time to support community projects, volunteer to become a trustee
- Stay Informed
Follow us on social media, our website and local news



Our values

- Voluntary Management and Leadership
Run and supported by unpaid local volunteers
- Community First
Strong connections with residents and local groups
- Sustainable Growth
Ongoing engagement to meet both current and future housing needs
- Respect
For tenants, shared owners and all members of the local community



Our mission

- Good Quality, Affordable Housing
- Prioritise residents from or with strong connections to Haddenham and Aldreth
- Support the local community's needs both now and in the future

Key objectives

- Provide affordable housing for local people
- Work alongside the community and local councils on housing plans
- Preserve the character and needs of the local area

Partnerships and support

- Supported by both Parish and District Councils
- Focused on collaborative solutions to address housing demand
- Use local suppliers wherever possible



Key examples from the initial phase



The intent is to continue the density and design principles established in the first phase of Ovins Rise into the next phase. This includes maintaining the balance of open spaces and house types, ensuring the development remains cohesive and connected to its surroundings. Key examples from the initial phase will serve as a guide, ensuring that the character and quality of the spaces, both built and green, are preserved and expanded upon. The new phase should aim to build upon the established identity while allowing for thoughtful growth and flexibility to accommodate future needs.



Design intent



Our Community Stories



Behind every home is a story – of hopes, challenges, and a shared commitment to making Haddenham a place for everyone. The next 2 boards showcases personal experiences from our community, highlighting the impact of Haddenham Community Land Trust in creating affordable homes and a stronger, more connected village.

Happy Tenants Move into the Final Two Homes at Ovins Rise, Haddenham

On 1st December 2022, Haddenham Community Land Trust (HCLT) handed over the keys to the last two homes at Ovins Rise, completing the 54-property development. This project, delivered in partnership with Haddenham Parish Council, Homes England, East Cambridgeshire District Council, and the Cambridgeshire and Peterborough Combined Authority, now provides 19 local families with affordable housing in the vibrant village of Haddenham.

The development features 17 rental homes and 2 shared ownership properties, and is home to 17 children. Local resident Heather Smith, who moved in with her daughter Calliope, expressed:

"We are so thrilled. I was born in Haddenham and my sister, parents and grandparents live in Haddenham and Aldreth. I am so pleased to be back in Haddenham, close to family and Calliope's nursery, in this fabulous house."

Scott Cheetham was eager to stay in the village he has always called home, having worked at the local shop and supported community sports

"The house is really spacious and well designed. Shared ownership with HCLT at Ovins Rise gave me the opportunity to get on the property ladder, stay local and continue to support the local community," said Scott.

Haddenham, with its parks, green spaces, local shops, and easy access to Ely, offers the perfect village setting. The newly installed Parish Council-owned play park adds to the appeal, providing a safe space for children.

Stephen Thompson, Chairman of HCLT, praised the project's community focus:

"We are local people, working with the support of local institutions to help local people stay local. We have ensured from the start that our houses are let to people with a strong connection to Haddenham/Aldreth through the school, family or work. I have only recently become involved in this project and must acknowledge the fantastic work done by the past chair Mark Hugo and his team over the last 6 years."

Emma Grima, Property and Commercial Director at Palace Green Homes, added:

"I am delighted that these homes have now all been occupied by new families. Teaming up with HCLT to deliver high-quality, affordable homes for those living and working locally has been extremely fulfilling, particularly as it will benefit the community for years to come."



The Rachel Watts Play Park: A Tribute to a Community Champion

On 21st January 2023, Haddenham Parish Council officially opened the Rachel Watts Play Park at Ovins Rise, dedicated to Rachel Watts, a beloved figure in the community who passed away in 2022.

Rachel was instrumental in supporting tenants at Haddenham Community Land Trust (HCLT), helping families settle into their new homes with kindness and dedication. Her warmth extended to all those she worked with, leaving a lasting legacy in the community.

At the opening ceremony, Rachel's daughters Ruby and Isabel cut the ribbon in her honour. They shared fond memories of their mum's infectious laugh and her unwavering dedication to her work. Rachel's mother, Janice Holmes, reflected on her deep care for the tenants, noting "She really got alongside the tenants and understood their various situations. She cared about families and saw the importance of having places for children to play."

The play park, at the heart of Ovins Rise, will serve as a lasting tribute to Rachel's commitment to families and children in Haddenham. The park is already enjoyed by local children, including Ruth Asanga, age 9, who says,

"It's fab having this on our doorstep. We play there all the time."

This development, a partnership between HCLT, Palace Green Homes, Haddenham Parish Council, and others, continues Rachel's vision of community support and care.



Our Community Stories



Palace Green Homes: Building a Greener Future

We are using renewable technologies for all our new developments, with a goal of providing carbon net-zero homes by 2030. This is hoped to be achieved by building eco-friendly homes with scope for charging points to be installed supporting the switch to electric-powered vehicles.

Jon Soar, Design Manager, shares:

"We take a bespoke approach to every new development and commit to sustainable pledges through all our designs. We are fully focused on tackling the climate emergency."

Ovins Rise in Haddenham is a prime example of our community-led approach, built on sustainable growth targets shared with the Haddenham Community Land Trust (HCLT). Partnering with the trust and the local authority, we've created a range of beautiful, sustainable homes, from one to four-bedroom properties. Ultra-modern technology is integrated into each home, thoughtfully positioned within Haddenham's green landscape where eco-friendly innovation blends with the charm of the countryside.

Each home is light, airy, and energy-efficient, with interiors designed by local designer Cate Burren. We are proud to support local businesses and prioritise community needs in every development.

The energy-efficient and environmentally friendly benefits of new builds are increasingly becoming the future of construction and residential living. Palace Green Home has made its pledges to lead the transformation towards a green future – whilst boasting beautifully-designed homes that give residents the opportunity to shape their neighbourhoods. Could it be time for you to move to a new build and commit to a more sustainable future?



Palace Green Homes Celebrate the History of Haddenham with a Time Capsule Event

Palace Green Homes has marked its progress at the community-led site in Haddenham by inviting local groups to contribute to a time capsule, which was buried on-site as part of landscaping works.

The capsule includes contributions from:

- Robert Arkenstall Primary School (artwork by pupils)
- Haddenham Parish Council (October 2021 Village Voice and a booklet on Clerks & Councillors 1895–2020)
- Haddenham Football Club (photos from the 2020/2021 season)
- Haddenham Community Land Trust (a newsletter about affordable homes on-site)
- A face-mask to reflect the COVID-19 pandemic
- A sales brochure for West End Gardens by Palace Green Homes

This initiative is part of the ongoing collaboration between Palace Green Homes and the local community. In 2019, Robert Arkenstall Primary School pupils visited the site to learn about the archaeological excavation of a 1st century AD Romano-British farmstead, even creating sketches and cakes based on their imagined version of the settlement.

Paul Remington, Chairman of Palace Green Homes, commented:

"The progress we've made on the site at Haddenham, despite the effects of the pandemic, has been a testament to the hard work of our team and Haddenham CLT. It's fantastic to see members of the existing community living in the affordable homes on-site, and we are delighted to welcome even more members of the community onto the site to observe this time capsule being buried, helping to capture a snapshot of the current year."



Key housing policy principles



1. The Allocation Policy

- Haddenham Community Land Trust (HCLT) assesses applications for affordable housing based on principles outlined in the allocation policy
- The policy applies to the whole parish of Haddenham, including Aldreth and Hill Row
- Further details are available in the policy guidelines

2. Eligibility Criteria

Applicants must meet three key criteria to be eligible:

i. Affordability

Applicants must have insufficient income to afford open market housing but enough to sustain an affordable HCLT property

ii. Local Connectivity & Sustainability

Applicants must demonstrate a connection to Haddenham or nearby areas through residency, family, employment, or other links (e.g. children attending local schools).

iii. Housing Need

Applicants must show a recognised housing need such as overcrowding, unaffordability, or health risks from unsuitable housing

3. Affordability

- Applicants must meet specific income limits to qualify for HCLT properties. This ensures they can sustain a tenancy or shared ownership but cannot afford market-level housing

4. Local and Sustainability Connections

Points are awarded based on:

- Residency in Haddenham (either present or within the last 7 years)
- Close family in the area
- Employment or self-employment in Haddenham
- Children attending Robert Arkenstall Primary School
- Key Worker status

5. Housing Need

Applicants should demonstrate a need through situations like:

- Sharing accommodation with others
- Living in an unsuitable or unaffordable home
- Threat of homelessness or other life changes (e.g., births, care needs)

6. Other Criteria

- Trustees may use discretion for unique situations (e.g., taking care of dependent relatives)
- Special circumstances may also be considered, in line with the policy

7. Transfers, Staircasing & Sales

- Current tenants can apply for transfers or shared ownership opportunities
- Existing shared-ownership tenants can seek changes to their ownership share

8. Non-Eligibility Criteria

Applicants will not be eligible if they:

- Have rent arrears (unless settled or on a payment plan)
- Have a history of antisocial behaviour (within the last 3 years)
- Have had a previous home repossessed unless mortgage obligations are cleared
- Have been bankrupt in the last 6 years

9. Application Process

- Expressions of interest are accepted for future properties and are held on a waiting list
- Full application forms will be requested when a property becomes available
- Applications are then reviewed and points assigned based on the Allocations Policy
- Offers are made to the highest-ranked applicants, with priority given to those on the waiting list the longest

10. Decision-Making

- The final decision on offers is made by the Trustees, who take individual circumstances into account
- Applicants may appeal decisions under the Appeals Policy

11. Policy Changes

- Trustees may amend the policy as needed, following formal meetings.



Pick up a copy of the full policy and guidelines today or visit www.haddenhamclt.org.uk for further information

We'd love to hear from you!



Please use a post-it note to share your thoughts on the proposed phase 2 development in Haddenham. Once you're finished, please stick your post-it note to the board.

Your views are important to us as we shape the future of our community.

Don't forget to also complete a feedback form to ensure your opinions are fully captured.

Next Steps

Following this exhibition, all feedback will be carefully reviewed by Haddenham Community Land Trust and Palace Green Homes.

Your comments will be used to help shape and refine the proposals before they are finalised

A summary of the feedback and any updates will be shared with the community as the proposals move towards submission for outline planning.



Your thoughts



What We Heard From The Community



A dedicated construction access road is now proposed, ensuring construction traffic will not pass through the existing Ovins Rise development. This is subject to planning permission approval.

Introduction

Following the Community Engagement Event in March 2025, residents of Haddenham and Aldreth were invited to share their views on a potential extension to the Ovins Rise development. Feedback was gathered through a questionnaire, along with additional open comments on the night. The responses have helped shape the emerging proposals and continue to inform the design.

Who Took Part

- 57 people attended the event
- 33 were existing residents of Ovins Rise
- all respondents lived in Haddenham or had a strong local connection

Housing Need & Priorities

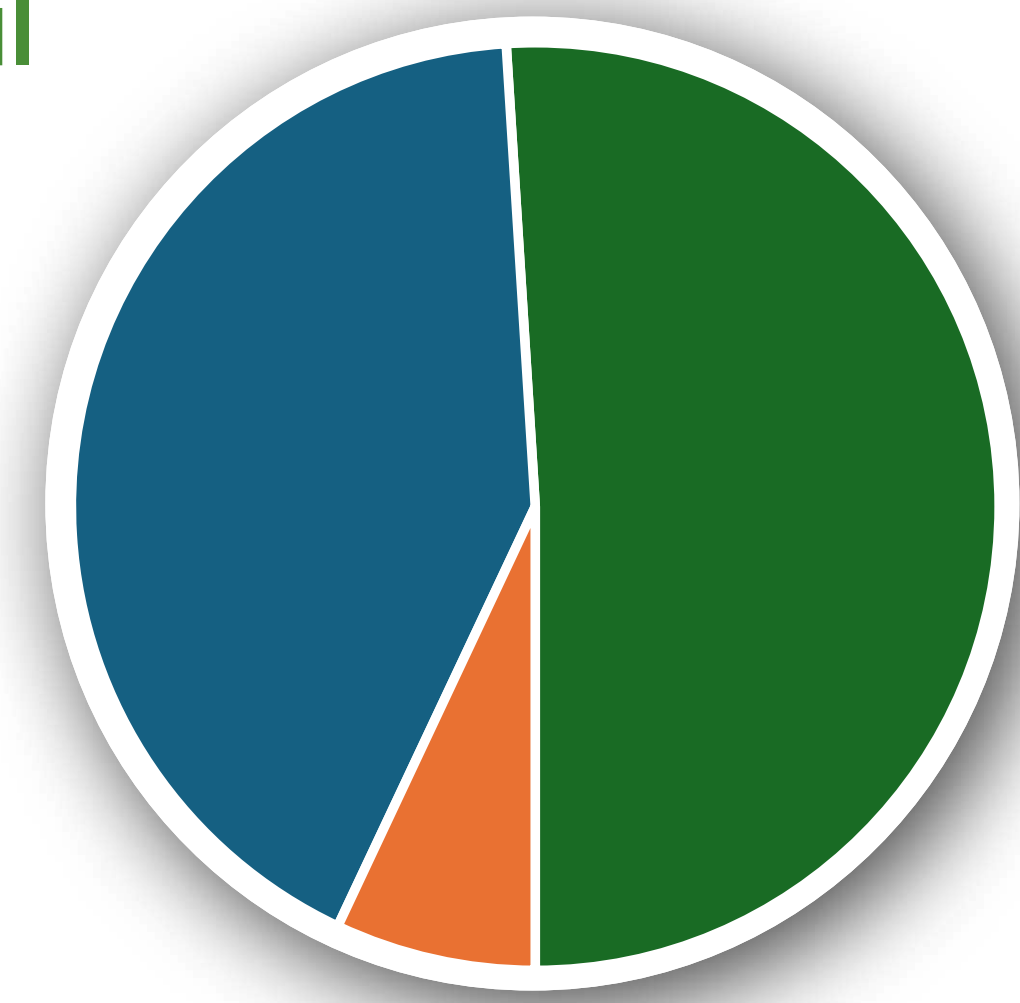
- 58% of respondents felt that Haddenham requires more affordable housing
- support for a mix of 1-4 bed homes
- 49% supported a mix of affordable rent and shared ownership
- 32% knew someone who had to move away due to affordability

Community Focus

- 68% felt it was important that affordable homes are prioritised for people with strong local connections
- strong support for community-led housing through HCLT

Level of Support for the Proposal

- 51% supported extending the development
- 42% did not support the proposal
- 7% were unsure



77% supported HCLT being involved in delivering community-led housing

Key Themes Raised

Feedback highlighted several consistent priorities:



Access & Traffic

Concerns about how the development will be accessed and its impact on existing roads



Construction Impact

Questions around disruption during construction and how this will be managed



Safety & Infrastructure

Consideration of pedestrian safety and pressure on local infrastructure



Character & Environment

Importance of maintaining the character of the village and protecting views

What Residents Said

"It would be useful to have a meeting in consultation with the people who currently live in Ovins Rise"

"If the proposed access to the new homes is through the existing area will this cause damage to the existing infrastructure and environment?"

"Being a HCLT tenant, it is a wonderful development, you've changed our lives. More houses would be great. Thank you"

"My children no longer have to share a room. Our previous house was full of mould. I am happy to call my house my home"

"I love the fact that I can have family and friends around me. My sister-in-law is in a wheelchair and she can now visit"

How We Are Responding

Since the March 2025 event, the project team has been working to reflect this feedback:

- reviewing access and movement through the site
- introducing a dedicated construction access route to prevent construction traffic passing through existing homes
- ensuring the design reflects the character of Phase 1
- maintaining a focus on affordable homes for local people

Community engagement remains an important part of shaping the proposals, and your feedback continues to inform the next stage of design.

Community feedback

