

Report on Community Engagement Meeting

at Arkenstall Centre 19th May, 2026

Summary

The second community engagement meeting was held on 19 May, the objective of which was to share preliminary thinking about a possible extension to the Ovins Rise development and to respond to the concerns raised at the first meeting. Potential developer Palace Green Homes and Haddenham Community Land Trust (HCLT) jointly ran the event. It is important to stress that this is not a formal proposal at this stage.

Some residents confuse the roles of HCLT and Palace Green Homes, to clarify:-

- HCLT is not a property developer, it is a Community Benefit Society run by unpaid volunteers that buys property from the developer and rents these properties to people with a strong connection to Haddenham and Aldreth. HCLT is run “not-for-profit” and has charitable status. HCLT has no involvement or responsibility for houses on Ovins Rise sold on the open market.
- Palace Green Homes is the potential property developer and if the development were to take place they would buy the land and develop it.
- Palace Green Homes and HCLT are wholly separate entities and Palace Green Homes could choose to work with another partner in respect of this development.

In addition to clarify concerns raised in respect of the “development envelope” and the Parish Neighbourhood Plan :

The potential development would be permissible under the Neighbourhood Plan if formal planning proceeds and the District Council satisfies itself that the development can be considered as an exception site in line with the National Planning Policy Framework (NPPF). The NPPF determines that local planning authorities should support the development of exception sites for community-led development on land which is not already allocated for housing. A proportion of market homes may be allowed on the site at the local planning authority’s discretion.

Feedback forms were completed as follows:-

- 25 from Ovins Rise (including 9 from same address)
- 20 from Haddenham addresses outside of Ovins Rise (including 6 from same address)
- One household submitted 5 responses from postcodes over 25 miles away from Haddenham

Headlines:-

- On the key question of support for the proposal from Haddenham households:-

- Ovins Rise households were 8 in favour and 16 opposed
- Haddenham but not Ovins Rise households were 11 in favour and 8 opposed
- 4 were neutral or did not tick the box
- Collating these responses – 19 in favour, 24 opposed, 4 neutral shows a marginal result
- In the event held in March 2025 responses were similarly marginal 51% in favour, 42% opposed, 8% neutral

Qualitative Information:-

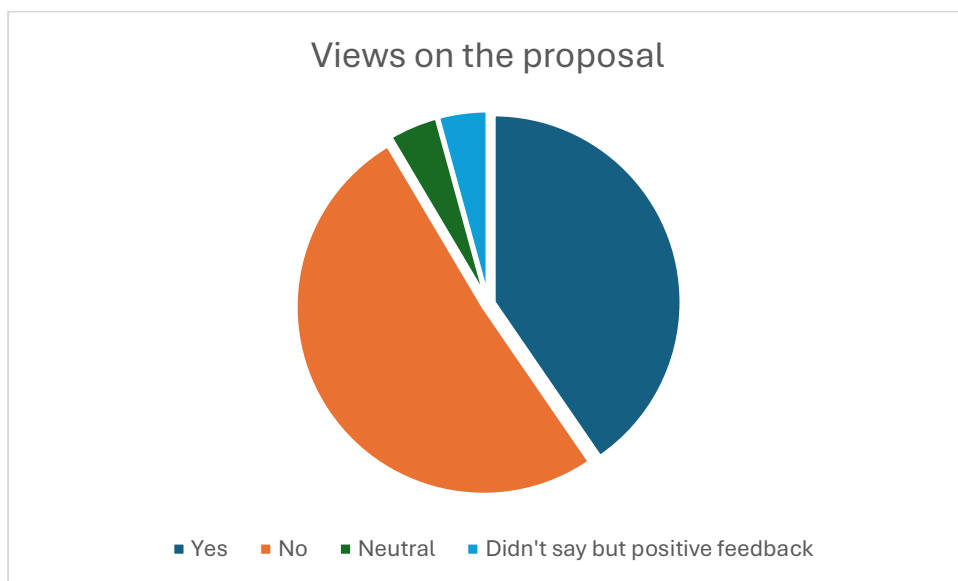
- There were 40 favourable comments the most significant being that previous concerns about the access road during construction had been addressed and 7 responses said that more affordable housing is needed for Haddenham people.
- There were a range of objections the most commonly cited were - 7 linked to traffic through the existing site, 7 linked to wildlife, views and disturbance, 3 saying existing properties would be devalued and 3 saying there is already new housing in the village.
- Many of the concerns were identical to those raised when the existing Ovins Rise development underwent planning.

Conclusion

HCLT and Palace Green Homes will reflect on the information gathered at this event and the event held in 2025. No decision has been made so far, so it is unclear if this proposal will proceed to full planning. If Palace Green Homes and HCLT decide to proceed with this and take it to full planning, a formal consultation process will commence. Detailed charts from the feedback forms are included on the following pages.

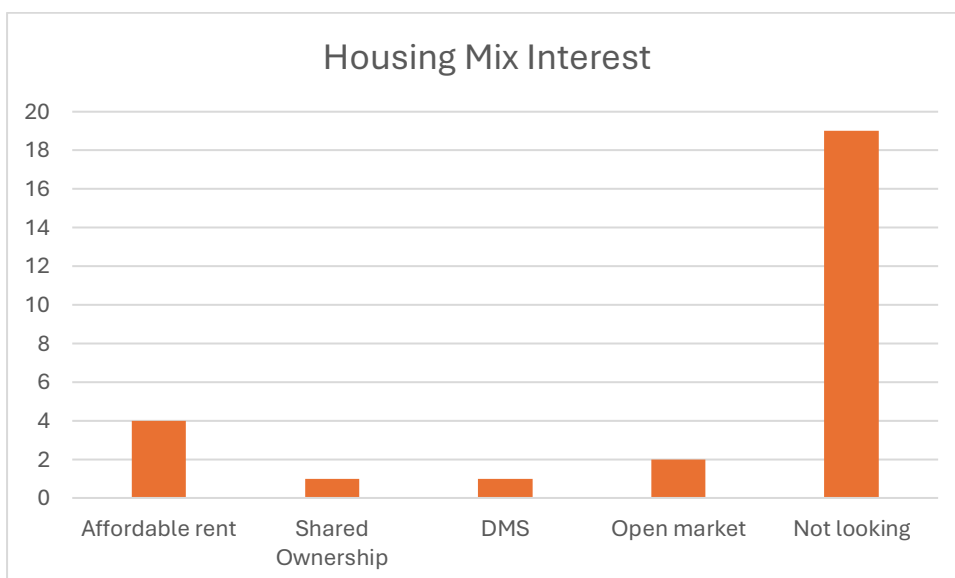
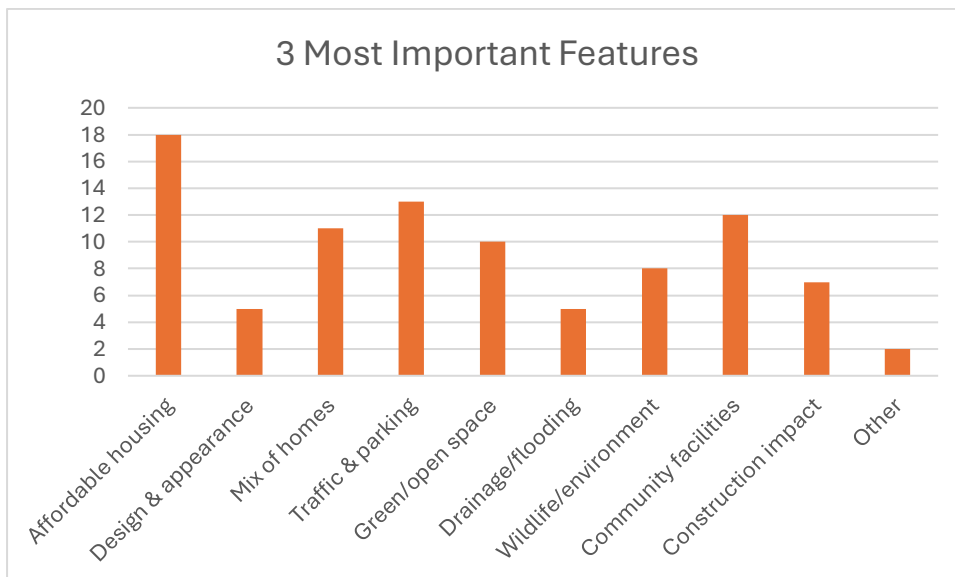
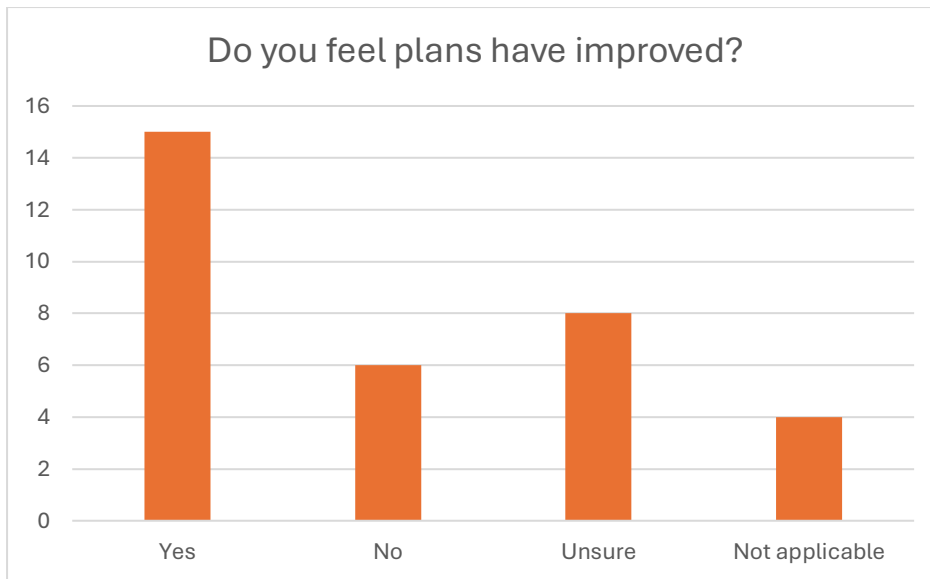
Haddenham Community Land Trust- 10 July 2026

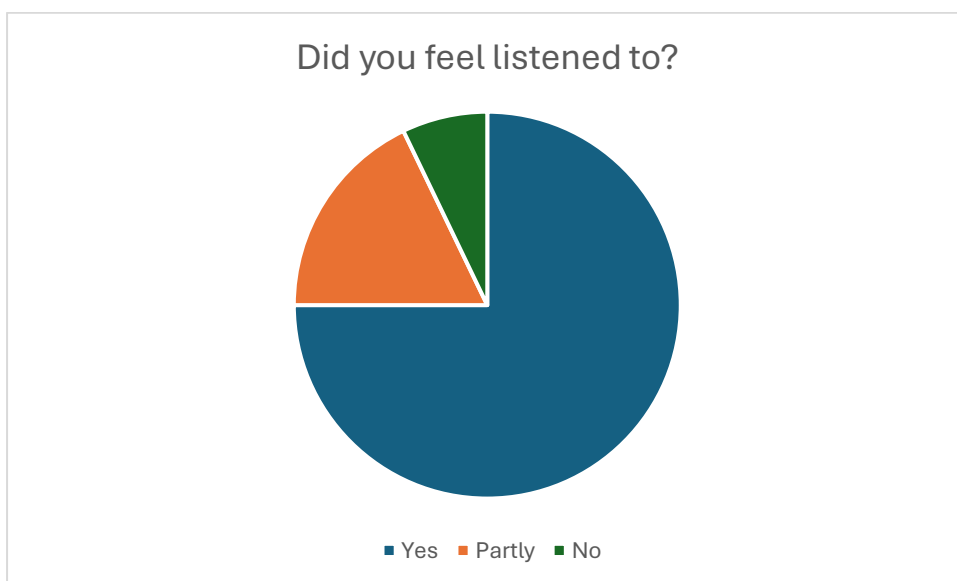
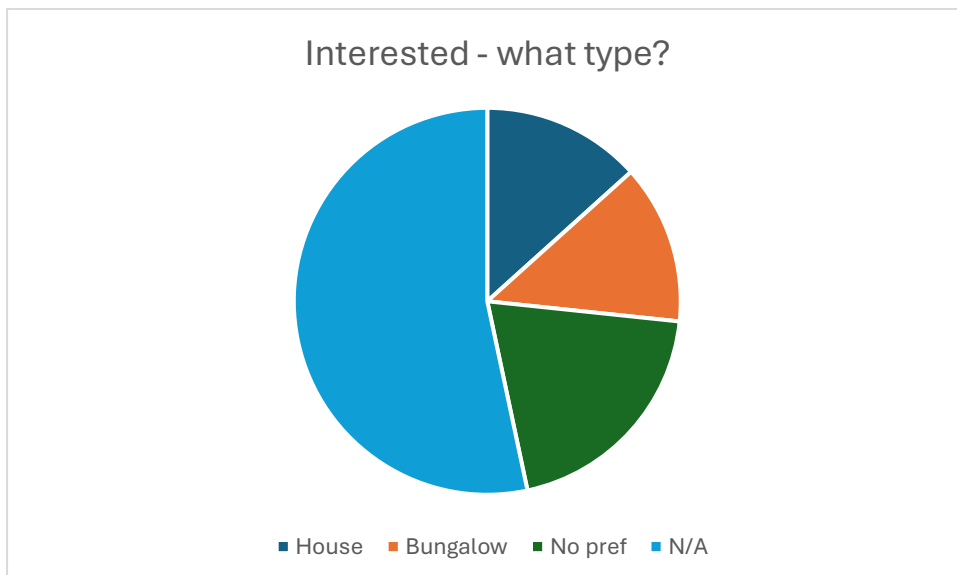
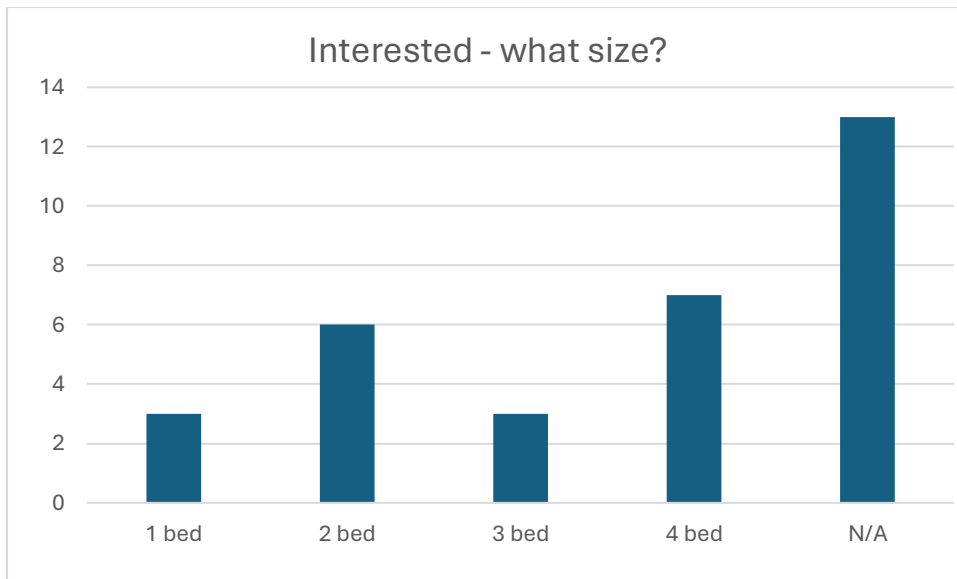
The charts and data that follows were collected from the feedback forms:-

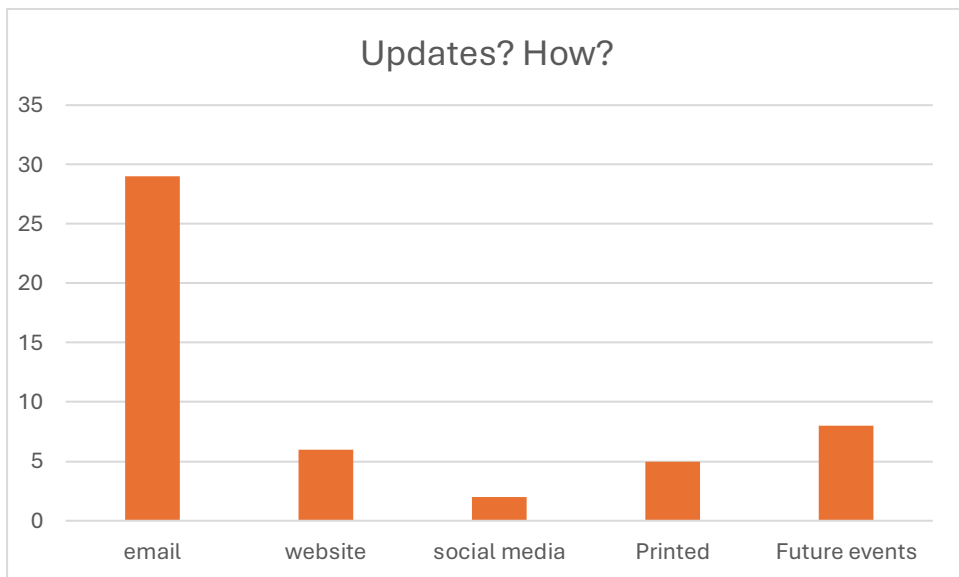
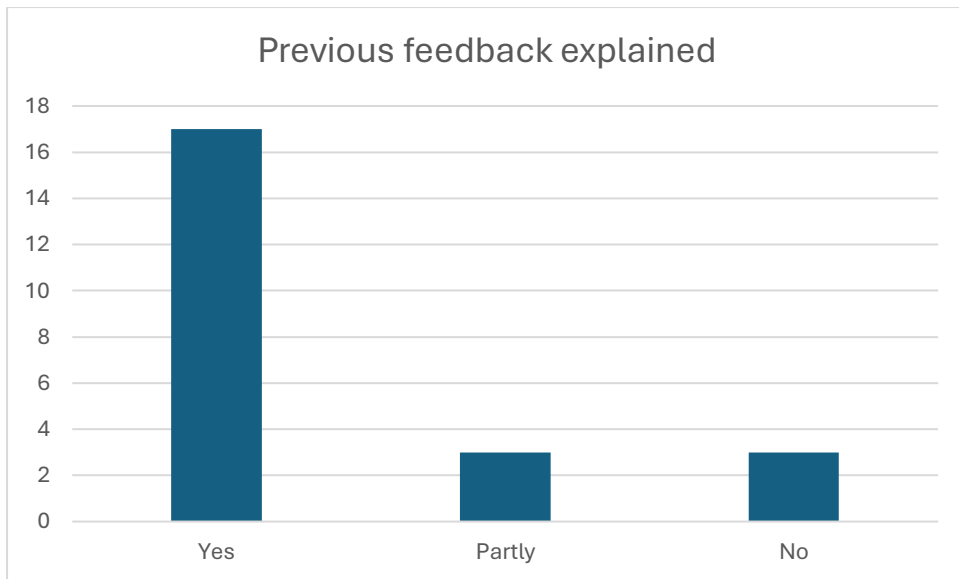


Views on the proposal:

19 positive 24 negative 2 neutral 2 didn't fill in box but positive feedback







Qualitative data

Favourable comments				
More affordable houses for Haddenham people				7
Excellent addition to village - exciting				2
Love the community in Ovins Rise				1
Walkway with trees and hedges between old and new is nice				1
Flows seamlessly from existing site - great scheme				1
Opportunity for young people to take step to independence				1
Opportunity to upsize our rented property - rare privilege				1
Please give others opportunity for affordable housing we have				1
Better to have PGH/HCLT involved if site must be developed				1
Looking to upsize - would p/e be considered				1
Need more 2/3 beds				1
Construction access road addressed				17
Good design of estate - low level development				5
			Total	40

Existing development	
Attenuation basin filled with weeds, should be planted properly	1
Poor build quality - no storage in existing properties	1
Total	2

Comments on construction/development				
Construction noise and air pollution				2
Drainage and flooding concerns				2
Re-routing of power cables across proposed site				1
Mature trees must be preserved on new site				1
New basins planned for new development?				1
Don't bury builders' rubble in the garden				1
lack of privacy in house and garden from new development				1
Loss of light caused by new development				1
Baths in bungalows not good for elderly/disabled - wet rooms				1
Hedgehog holes in fences				1
Numbering of houses - needs logic				1
Design of homes for older users				1
Pavement on some parts of the access road esp. for children				2
Public footpath to access North Hill				1
Another access point to the estate needed				1

Narrow access to the estate needs more thought			8
		Total	26

Objections re: effect on existing properties/services			
Find better site - not drive past other residents			3
more traffic through the estate post development			4
Witchford village college oversubscribed - where then?			1
proposed development not in keeping with rural environment			1
Limited school and medical provision			1
Drs, primary & secondary schools over capacity			1
Further extensions to the development/field?			2
Devalue properties (which were more expensive because of view)			3
51% in favour (last survey) is not enough			2
Already new housing in the village			3
Wildlife concerns, visual sightings, disturbance			7
lack of privacy in house and garden from new development			2
		Total	30

Communication issues				
Evidence of need for AH				1
Nothing available online re proposal - lack of transparency				1
Lack of notice time for engagement				1
Glebe Way residents not notified				1
Neighbourhood plan - is this development included?				2
Poor communication with residents directly involved				1
Misleading information on purchase of home				3
Need more information on development				1
Timeframe and dates for future meetings please				1
		Total		12