

# HADDENHAM – POTENTIAL OPTIONS



OPTION 1 - GROW HADDENHAM/NORTH EASTERN EXPANSION

- Includes main sites identified through HELAA, but excludes sites to the south due to likely landscape/heritage sensitivities.
- Land to north, within existing airfield (1), already has planning permission for 233 dwellings plus employment uses.
- Land to north, adjacent to the airfield (2), considered part suitable within HELAA, with the southern third identified for up to 210 homes. It is considered that the site could accommodate additional development if sensitively designed, including a strong landscape buffer to the north of the site.
- Land to the east (3) considered not suitable within HELAA - could potentially accommodate development if sensitively designed and establishes an appropriate settlement edge.
- Land to the south-east (4) is considered suitable/ part allocated in the Neighbourhood Plan.
- Land to the north-east (5) also considered not suitable within HELAA, however, site benefits from close proximity to road and rail network, and could potentially accommodate development if sensitively designed and is well linked to existing settlement.

APPROXIMATE CAPACITY\*

- Site 2: Additional 250 homes
- Site 3: 500 homes
- Site 5: 500 homes

TOTAL: 1,250



OPTION 2 - NEW GARDEN VILLAGE

- Includes limited expansion of Haddenham based on existing permissions and preferred sites (1 + 4) identified through HELAA.
- Land to the east of Haddenham (6) could deliver over 7,000 homes. This could be sufficient to allow a secondary school as well as two primary schools, a small village centre, and employment area.
- Consideration would need to be given to transport links to the existing settlement, including access to the rail station.

APPROXIMATE CAPACITY\* - 7,000+



OPTION 3 - WESTERN EXPANSION

- Includes limited expansion of Haddenham based on existing permissions and preferred sites (1 + 4) identified through HELAA.
- Western expansion (7) could deliver over 6,000 homes. This could be sufficient to allow a secondary school as well as two primary schools, local services, and employment area.
- Site benefits from close proximity to existing transport infrastructure, including the A418 and rail station.

APPROXIMATE CAPACITY\* - 6,000 +

\*Capacity excludes numbers already proposed within HELAA / is based on indicative site areas / assumes approx. 40% of site area is required for open space, drainage etc / assumes average density of 35dph