

HOUGHTON AND WYTON NEIGHBOURHOOD DEVELOPMENT PLAN 2014 - 2036

Examination of the Built up Areas and Anti-Coalescence Policies

EXAMINER: Robert Yuille MSc DipTP MRTPI

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Examination Ref: 03/Ry/HWNP

Via email:

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cc: clerk@houghtonwytonpc.co.uk

09 October 2017

Dear Mr Morris

In its response to the second question posed in my letter of 26 September 2017 HDC stated:

'We are satisfied that the policy as now proposed is not considered to have a material effect on the ability of the Council to plan for the strategic needs of the district'.

I would like to press HDC a little further on this response to make sure I understand the situation correctly.

My understanding of the situation is that Policy CS2 of the Core Strategy states:

In the St Ives Spatial Planning Area where at least 500 homes will be provided. Of these, at least 100 homes will be on previously developed land, about 400 homes will be on greenfield land and about 200 will be affordable. Provision will be in the following general locations:

- *In a significant greenfield development to the west of the town;*
- *In the redevelopment of previously developed land within the built-up area of the town.*

The general location of the significant greenfield development to the west of St Ives is shown on the Key Diagram by way of an arrow pointing westwards out of the town towards Houghton.

In the emerging local plan, it is proposed to accommodate 400 homes within the site defined in Policy SI 1 and shown on the composite plan you have helpfully supplied me with. This site consists of 5 parcels of land, these being; firstly, the former St Ives Golf Course which has planning permission for 122 dwellings and a new country park (Ref: 1301895OUT) granted on appeal and now under construction; secondly, The How which has planning permission for 7 dwellings (please

provide the reference); thirdly, the BBSRC Field; fourthly Houghton Grange which has planning outline planning permission (Ref: 1402210OUT) for an unspecified number of houses (if HDC has an estimate of how many dwellings the site could accommodate would they please provide it); fifthly, there is a county wildlife site which presumably has limited potential to accommodate housing (please indicate the boundaries of this site on the composite plan).

It would be helpful if HDC could confirm whether this information is correct and provide the additional information requested.

I would also be grateful if HDC could answer one additional question. In *Appendix A HWNP Policy 1 Built Up Areas Methodology* it is stated that existing commitments will be included in the built up area where they are physically and functionally related to the settlement. As has already been established, a planning permission for housing has been granted at Houghton Grange and that is why this site was included in the built up area. However, the built up area boundary now proposed does not include all the land included within that permission. In particular it does not include the access to the site which includes part of the freestanding group of buildings to the east of Houghton Grange and it excludes land to the south of the main house. Can HDC please provide me with an explanation as soon as is practicable?

In the interests of openness, may I prevail upon you to ensure a copy of this letter is placed on the local authority and qualifying body's websites.

Thank you in advance for your assistance.

Your sincerely

Bob Yuille

Examiner