

Confirming information regarding sites comprising St Ives West SI 1

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. 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 a resolution to approve planning permission subject to s106 for 7 dwellings (Ref: 1201890FUL and Ref: 1201891FUL);
- thirdly, the BBSRC Field (planning application submitted Ref: 1301056OUT);
- fourthly Houghton Grange which has outline planning permission (Ref: 1402210OUT) for an unspecified number of houses (estimate of how many dwellings the site could accommodate: 90 dwellings);
- fifthly, there is a county wildlife site which presumably has limited potential to accommodate housing (see attached revised composite plan).

Information regarding expected delivery on each of these sites is available in the [Huntingdonshire Housing Land Supply Position August 2017](#). See also attached a map provided to Huntingdonshire Development Management Committee showing the site boundaries and application references.

Explanation of why not all of the permitted Houghton Grange site is included in the revised built up area

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?

Answer

The area within the built-up area is considered to correspond as far as possible with the extent of the built form that might come about from the extant permission, given that it is an outline permission. The access is not considered to form part of the built-up area. Similarly it is considered that land to the south of the built-up area boundary, within the outline permission, would be unlikely to form part of the built-up area as it is likely not to be built on and would form part of landscaping or possibly residential garden land.