

Huntingdonshire Local Plan to 2036 Examination

Hearing Statement Matter 8:

Proposed site allocations – St Ives Spatial Planning Area

Huntingdonshire District Council

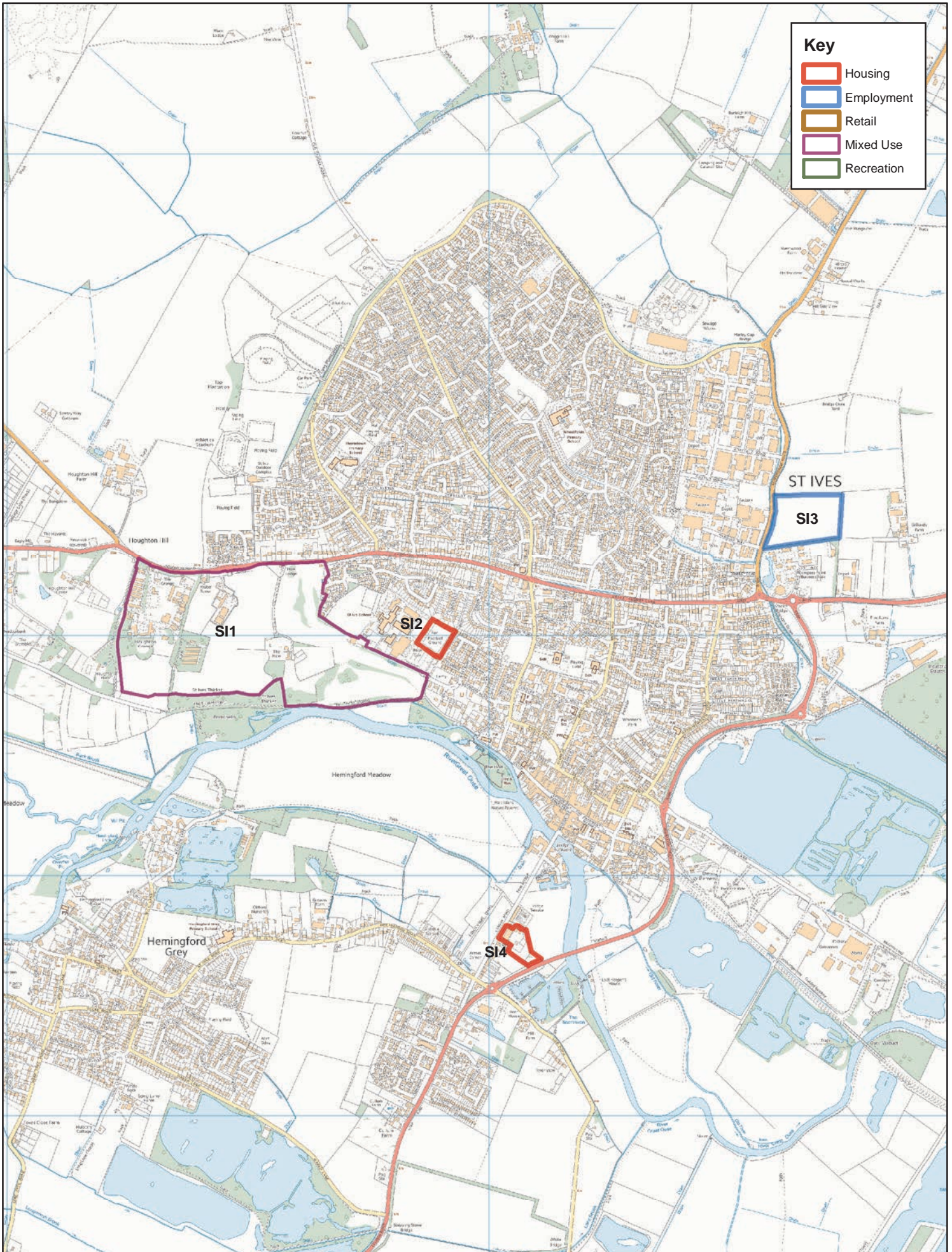
July 2018

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Issue

Whether the proposed site allocations for the St Ives Spatial Planning Area are justified, effective and consistent with national policy.

1. St Ives

SI1- St Ives West

Question 1: What is the background to the site allocation? How was it identified and which options were considered?

- 1.1. The site is mostly greenfield and located on land south of Houghton Road (A1123) between the Thicket/ Thicket Road and the A1123/ B1090'. The site adjoins the western edge of St Ives built up area and is 54 hectares.
- 1.2. The Core Strategy 2009 identified the potential for development in this general location. Part of the site, Houghton Grange, was allocated for residential development in the Local Plan Alteration 2002 (site reference number 15) (HOUS/02: Availability, page 362). The site was also assessed in the Housing & Economic Land Availability Assessment 2017 (HELAA) (HOUS/02: Pages 359-362 for full assessment).
- 1.3. The area offers the opportunity for mixed use development. Due to the size of the site, provision of local services would be required to ensure a sustainable development. The greenfield nature of the site also presented the opportunity for substantial open space to be incorporated into the development. The site was considered suitable for a mix of uses to comprise approximately 23ha of green space, three parcels of low density residential use and approximately 450m² gross retail floor space (class A1) and community facilities to meet needs arising from the development (HOUS/02: Suitability, page362).

Question 2: What is the scale and type/mix of uses proposed?

- 1.4. The site is allocated for a mixed use development comprising of approximately 23ha of green space, 400 dwellings, social and community facilities and a limited amount of retail arising from the development.

Question 3: What is the basis for this and is it justified?

- 1.5. Comments from Claire Hupton of Homes England (ID 1095549) expressed concern about the lack of flexibility in the development capacity of the BBSRC field, it is considered that allocation SI1 is consistent with the Houghton and Wyton Neighbourhood Plan, made March 2018, namely policy HWNP3 – Anti-coalescence (Appendix 1) as the approach provides clarity and certainty. It is considered that the language allows for flexibility as more detailed information comes forward as part of any planning application.

- 1.6. The Council's assessment of the site through the Housing and Employment Land Availability Assessment (HOUS/02) and through the determination of planning applications 1301895OUT and 1402210OUT identify the site as having a relatively flat northern half while the southern half of the site slopes down into the valley of the River Great Ouse, with numerous mature trees across the site, many of which are protected by tree preservation orders. The remaining residential portion should be focused around the previously developed element of the BBSRC Field which has capacity for approximately 125 dwellings.
- 1.7. Having regard to the site constraints and site history it is considered that allocation S11 is justified. Policy LP 26 is justified through the application of Cambridge Sub-Region SHMA (HOUS/07) and Peterborough SHMA (HOUS/08) and local housing need and strategies (including HOUS/06). By referring to up-to-date evidence the policy ensures that the most appropriate strategy is employed in line with local demand and settlement type and location, or proximity to the most appropriate housing market area consistent with paragraph 50 of the NPPF and NPPG Housing and economic development needs assessments.
- 1.8. Attached is a map of the St. Ives Spatial Planning Area Allocated Sites.

Question 4: What is the current planning status of the site in terms of planning applications, planning permissions and completions/construction?

- 1.9. The site has currently a number of Full and Outline planning applications.
- 1.10. Application 1201890FUL for 4 dwellings and 1201891FUL for 3 dwellings were recommended for approval at Development Management Committee on the 24th April 2017 subject to the signing of a S106 agreement.
- 1.11. Application 1301056OUT for 224 dwellings has been submitted and is currently under consideration.
- 1.12. 1301895OUT (hybrid application including 125 dwellings and a full application for 59 dwellings) was allowed on Appeal (Appeal reference APP/H0520/W/15/3007954) in December 2015. Development commenced on the 9th September 2016. Reserved Matters application for the landscaping details pursuant to 1301895OUT (planning reference 17/00589/REM) was approved in June 2017. As of May 2017 18 houses had been built with 30 under construction. The scheme proposes 35% affordable housing.
- 1.13. 1402210OUT for 90 dwellings was approved in June 2016 and is currently awaiting the subsequent Reserved Matters application. The scheme proposes 40% affordable housing.
- 1.14. Full planning permission was submitted in November 2017 (planning reference 17/02325/FUL) for the partial re-plan of the approved housing development under 1301895OUT to increase the number of residential units from 184 (as approved) to 186 by the proposed erection of 49 residential units in place of 47 that have approval. This application is under consideration.

Question 5: What are the benefits that the proposed development would bring?

1.15. Taking the Framework policies into account, and in accordance with its Section 1, the development would have important economic benefits through employment in the construction of the housing (including in the supply chains of materials, fittings and furnishings) and in the local economic contribution from future residents. There would be important social benefits from the provision of market and affordable homes for the residents in accordance with Section 6 of the Framework and in the creation of public recreational land on the open space in accordance with Section 8. The laying out of the parkland and other landscaping would also have benefits for the environment and biodiversity in accordance with Sections 7 and 11. In accordance with Section 4 of the Framework the site would also be sustainably located with access to employment and facilities by means other than the car including cycling facilities and proximity to the (part) guided busway between Huntingdon and Cambridge which represents a major investment in local transport infrastructure.

Question 6: What are the potential adverse impacts of developing the site? How could they be mitigated?

1.16. The housing development might have some (less than substantial) adverse impact on the character and appearance of the adjacent St Ives Conservation Area. However, this could be sensitively addressed through careful use of conditions and design at the planning application state. While Historic England (ID 15252) would request a 'tightening' up of wording in allocations it is considered that when all policies, including policy LP36 (Heritage Assets and their Settings) are considered in the planning balance the protection sought by HE already exists within the Plan currently being examined. Houghton Grange is a Grade II listed building but as per the planning applications identified under Q4 where development was considered in more detail, through sensitive design and landscaping, the development of the land will not have a detrimental impact on the character, setting, appearance or fabric of the listed building.

1.17. There would be some loss of habitat elsewhere on the site but given the scale of the strategic green space provided opportunities for ecological enhancements not only within the site but adjacent to the river. This would be a detailed matter for consideration at a planning application stage, as would be any impact on the St. Ives Thicket Wood (raised by Miss Lois Dale ID 836660)

1.18. Having regard to comments raise by Mrs. Dawn Porter of the Environment Agency (ID: 1146949) and Mr. Colum Fitzsimons (ID 1150302) of Cambridgeshire County Council this site lies immediately next to the Great Ouse floodplain. However, it is considered the development of this site provides opportunities to introduce sustainable drainage systems to mitigate the impact of the development which have been incorporated within the former golf course to the satisfaction of the Environment Agency and Cambridgeshire County Council in their role as Lead Local Flood Authority. Given the broader site constraints including topography of the land it is considered reasonable that a similar approach could be applied to the BBSRC field.

- 1.19. Mr Colum Fitzsimons (ID 1150302) of Cambridgeshire County Council raises concerns in respect of Houghton Grange Meadow County Wildlife Site. Allocation SI1 and supporting text recognises the importance of ecological matters and clarifies that an ecological strategy will be required with any future application.

Question 7: How is the site affected by flood risk? How has this been taken into account in allocating the site? How have the sequential and, if necessary, exception tests been applied?

- 1.20. 98% of the site is in Flood zone 1, 2% is in Flood zone 2.
- 1.21. The Huntingdonshire Sequential Test for Flood Risk assessed the site (FLO/01, page 12) and concluded that the development can be placed away from Flood Zones 2 and 3, with the area affected by flood risk left undeveloped. It identified approximately 52 hectares of land is available outside of Flood Zones 2 and 3 for development.
- 1.22. No sites are classified as highly vulnerable, so, following the PPG sequential test flow chart, the exception test is not required for any site that can be allocated in flood zone 2 (FLO/01: Page 3).

Question 8: What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?

- 1.23. HOUS/02 outlines the constraints of the site in detail. In summary, a range of community facilities and services will be needed, such as open space and sports facilities. The landscape design needs to protect existing views, support neighbouring greenspace and minimise impact on the Grade II listed Houghton Grange. Part of the site falls within a conservation area. Flood risk affects part of the site. To reduce impact, approximately 40% of the site will need to remain as greenspace and housing needs to be low density. Demolition of existing structures will be necessary.
- 1.24. Infrastructure will focus on greenspace and sports facilities.
- 1.25. Infrastructure requirements will be met through developer contributions in line with the Developer Contributions SPD (INF/06).

Question 9: In particular what is the situation with waste water treatment capacity and how would any issues be resolved?

- 1.26. In 2016 Arup was commissioned by the Council to undertake an Infrastructure Delivery Plan ('IDP') (INF/01) to support the Local Plan. The IDP considered a wide range of infrastructure typologies, including waste water capacity. The IDP was based on both a desk review and consultation exercise with Anglian Water to determine existing infrastructure capacity. Following this a modelling exercise was undertaken by Arup to understand the likely demand that proposed development over the Plan period would generate. This applied typical

industry accepted demand assumptions multiplied by the total number of homes proposed within each spatial planning area. Further consultation with Anglian Water matched this demand to the existing waste water infrastructure to establish where the existing network can support this demand, and where reinforcement would be necessary. In November 2017 a further update to the IDP (INF/03) was undertaken based on a marginally different distribution pattern. Arup noted that the overall change in demand arising between each settlement pattern was minimal. As such it was deemed that overall this would unlikely substantially alter the previous assessment, with the exception of settlements where the quantum of growth had substantially reduced.

- 1.27. The Council undertook an updated Water Cycle Study (FLO/11) in 2014 to determine how the water cycle constraints relate to all the potential development sites highlighted in the Local Plan to 2036. It provides a detailed approach to the management and use of water to ensure the sustainability of the water environment is not compromised by growth. Sites in St. Ives will be served by the St Ives Wastewater Treatment Works (referred to as a Water Recycling Centre-WRC by Anglian water). The Water Cycle Study acknowledged St Ives as having capacity for planned growth with some spare capacity for further growth (FLO/11, page vi). Whilst Anglian Water's IDP consultation response (dated 13th January 2017) stated that St. Ives Sewage Treatment Works would exceed current available headroom, it is important to note that this conclusion was based upon a substantially higher quantum of growth affecting St. Ives WRC (2,718 dwellings), and subsequent downward revisions to the Local Plan's housing distribution affecting this WRC (now 475 dwellings) have substantially reduced the likely demand arising at the St. Ives WRC. As a result Arup consider that the revised level of growth could be accommodated by the existing assets, based on the previously stated available headroom.
- 1.28. Regarding future investment and network reinforcement, Anglian Water in their consultation response state that they: "work closely with the Environment Agency, Local Planning Authorities and developers to understand the scale, timing and likelihood of growth in WRC catchments to inform future investment. [Anglian Water is] a statutory consultee on Local Plan preparation and will be taking into account the future growth proposed in the Council's emerging Local Plan to ensure that infrastructure provision aligns with growth". The response goes on to state that "water recycling centre (previously referred to as sewage or wastewater treatment works) upgrades where required to provide for additional growth are wholly funded by Anglian Water through our Asset Management Plan". Site specific and off-site reinforcements will be funded via Anglian Water's zonal charges (as set out in Anglian Water's Developer Services, Summary of Charges 2018/2019).
- 1.29. In March 2018 Anglian Water released its Outline Business Plan 2020-2025 for the Asset Management Period 7 ('AMP 7') for public consultation. The document suggests that Anglian Water will "manage an adaptive programme of delivery using intelligence from key indicators, live modelling tools and relationships with local authorities and developers, to determine the optimal timing of solution delivery". This provides further evidence that Anglian Water is committed to monitoring ongoing capacity across its assets and is committed to making the required investment to ensure new demand can be accommodated within the network.

- 1.30. It is important to note that representations received by Anglian Water at Regulation 19 stage are supportive of the proposed policy approach outlined in Policy LP6.

Question 10: Is the site realistically viable and deliverable?

- 1.31. The Huntingdonshire Local Plan Viability Study (INF/04) assessed the effect of Local Plan policies (INF/04, Section 3.9, page 15), affordable housing, CIL and a range of site types to demonstrate that the Local Plan allocations and policies are viable and deliverable. The Study uses construction cost assumptions based on the BCIS median weighted for Cambridgeshire to reflect current construction costs. Taking a cautious approach, allowances were also made for contingency costs and fees, to plan for changing market circumstances (INF/04, para 3.6).
- 1.32. The Study is not site specific, as this is not a requirement for the Local Plan (NPPG Para: 005 Reference ID: 10-005-20140306). Testing has been undertaken for a range of development size typologies, dwelling densities, value areas and whether greenfield or previously developed land (NPPF Para 174 and PPG Paragraph: 007 Reference ID: 10-007-20140306).
- 1.33. The Study factors in a sum of £20,000 per dwelling for site infrastructure costs such as primary and secondary access roads, utility connections, infrastructure and open space (INF/04, para 3.8.6).
- 1.34. The report concludes that the housing market in Huntingdonshire is strong with confidence of sustained market growth and that up to 40% affordable housing is viable for most typologies applicable in the District, meaning that housing delivery will not be slowed on the grounds of viability.
- 1.35. For this site, constraints will impact slightly on the number of units achievable. Policy LP25 (affordable housing provisions) seeks a target of 40% on sites of 11 homes or 1,001sqm or more but where it can be demonstrated in a viability appraisal that due to specific site conditions e.g. other high cost infrastructure elements, subject to validation of the appraisal, consideration will be given to reducing the requirement to ensure viability is achievable.
- 1.36. Two S106 agreements have been signed relating to this site. 1402210OUT will 40% affordable housing, subject to a reserved matters application and 1301895OUT has achieved 35%, demonstrating relatively strong levels of viability for the site.

Question 11: What is the expected timescale and rate of development and is this realistic?

- 1.37. At the time of publication the Council's housing Trajectory identified that the seven dwellings associated with planning applications 1201890FUL and 1201891FUL were expected to be completed by the end of 2018 once a S106 is agreed (MON/01, page 85). This was confirmed by the agent in response to the Council's Annual Monitoring Report housing trajectory survey. The Annual Monitoring Report and housing trajectory is a snapshot in time the current

trajectory identifies housing completions and commitments with a base date of 31 March 2017. Future updates regarding site progress will be accounted for in subsequent editions of Council's Annual Monitoring Report.

- 1.38. The first 50 homes of planning reference 1301056OUT are expected to be completed in the year 2022/2023, the timescale for delivery is set out below:

No. units in years 1-5	22/23	23/24	24/25	Total 17/36
0	50	50	25	125

- 1.39. The field is currently let on a Farm Business Tenancy, due to terminate end March 2019.
- 1.40. The Homes and Community Agency act for the site, and say it could accommodate 224 dwellings, however the capacity has been kept at 125 in line with the draft local Plan allocation, and reflecting the draft built-up area and anti-coalescence policies in the Houghton & Wyton Neighbourhood Plan (MON/01, page 86).
- 1.41. For 1301895OUT, the first 18 units have been built with the next 41 homes expected to be completed in the year 2017/2018, the timescale for delivery is set out below:

Units built	No. units in years 1-5	17/18	18/19	19/20	20/21	21/22	Total
		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	17/36
18	166	41	25	50	50	0	166

- 1.42. Hybrid application for 125 dwellings in outline and 59 in full, phase 1 is progressing well and 18 dwelling were recorded as being built as of 31 March 2017.
- 1.43. For 1402210OUT, the first 25 homes are expected to be completed in the year 2021/2022, the timescale for delivery is set out below:

No. units in years 1-5	17/18	18/19	19/20	20/21	21/22	22/23	Total 17/36
	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5		
25	0	0	0	0	25	65	90

- 1.44. The site is in the control of the Homes and Communities Agency who have confirmed that technical reports and surveys are currently being undertaken. The HCA's projections have been deferred by 2 years to allow for the approval of a Reserved Matters application (MON/01, page 63).

Question 12: Is the boundary of the site appropriate? Is there any justification for amending the boundary?

- 1.45. The boundary of the site is appropriate as it represents the land submitted as available for development. No representations were received to the proposed submission Local Plan consultation suggesting that the boundary should be amended.
- 1.46. The defined boundary allows for comprehensive re-development of previously development land and brings benefits to the site such as strategic green space, ecology mitigation and improved surface water mitigation.

Question 13: Are the detailed policy requirements effective, justified and consistent with national policy?

- 1.47. The detailed policy requirements are justified and based on a proportionate evidence base including the HELAA and the Huntingdonshire Local Plan Viability Study and Strategic Flood Risk Assessment.
- 1.48. The policy requirements are effective and have been based on consultation with statutory consultees such as the Environment Agency, Natural England, Anglian Water, Highways England, Historic England and Cambridgeshire County Council as the LLFA, Local Highway authority, and Archaeology unit. Their responses and the Council's subsequent amendments to the policy can be found in the Statement of Consultation (CORE/05, Pages 209, 323, 396/7, 455/6/7) and Statement of Representations (CORE/04, Page99/100).
- 1.49. Having regard to the objection from Bellway Homes (ID 1151924) expressing concern that this site is currently undeliverable it is considered that the responses to the questions above demonstrate that site is suitable, available and achievable as defined in the NPPG. The site is developable within the plan period as defined through paragraph 47 of the NPPF. Recent responses to the Annual Monitoring Report Housing Trajectory identify that the site is available now on the former golf club, known as the spire with development underway and 166 units to be completed within 5 years. Homes England confirm that 125 units on the land between Houghton Grange and the How could be completed by 2024/2025.

SI2- St Ives Football Club

Question 1: What is the background to the site allocation? How was it identified and which options were considered?

- 1.50. This greenfield site is currently used by St Ives Town Football Club; planning permission was granted on 16 October 2015 for the club to relocate to Land South Of Hillside View Somersham Road St Ives (Application Ref. 1300553FUL for proposed football pitches, erection of flood lights and re-profiling of land, and Application Ref. 1300354OUT for the erection of a clubhouse and construction of car park in association with football club and with all matters reserved).
- 1.51. This piece of land was put forward during the production of the Core Strategy 2009 and included in the 2010 SHLAA. The site was then assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: St Ives Spatial Planning Area document which was consulted upon between August 2012 and November 2012 (HOUS/02: Availability, page 323). It has also since been assessed as part of the Housing & Economic Land Availability Assessment 2017 (HELAA) (HOUS/02: Page 321-323 for full assessment).
- 1.52. The site's Agent confirmed in response to the Annual Monitoring Report survey in Autumn 2017 that the site will become available for development from 2020 when relocation of the football club can will take place.
- 1.53. The option for residential development was considered the most appropriate as the site is situated between a primarily residential area and a cluster of community leisure and educational buildings with good access to services and facilities. Access and noise constraints render the site more suitable for low density residential development (HOUS/02: Suitability, page 323).

Question 2: What is the scale and type/mix of uses proposed?

- 1.54. The proposed use is for approximately 30 dwellings.
- 1.55. The type and mix will be determined through the application of policy LP 26 Housing Mix.

Question 3: What is the basis for this and is it justified?

- 1.56. The site is situated between a primarily residential area and a cluster of community leisure and educational buildings with good access to services and facilities. It is therefore considered that residential development following the relocation of the Football Club is an appropriate use within the Built-Up Area of the St Ives Market Town.
- 1.57. Initial assessment through the HELAA identified that the site is suitable for low density residential development across a net developable area of 80% of the site, with an estimated

capacity of 39 dwellings. Planning application 16/01485/OUT has been submitted which seeks consent for residential development of up to 30 dwellings.

- 1.58. Concerns have been raised as part of the Local Plan Representations and comments on the planning application about the suitability of the site for development and that it should be offered to alternative bodies (St Ivo School or community) for retention as a sports facility. No relevant Authority has submitted an alternative proposal for a different use.
- 1.59. Policy LP 26 is justified through the application of Cambridge Sub-Region (HOUS/07) and Peterborough Strategic Housing Market Assessments (SHMA) (HOUS/08) and local housing need and strategies (including HOUS/06). By referring to up-to-date evidence the policy ensures that the most appropriate strategy is employed in line with local demand and settlement type and location, or proximity to the most appropriate housing market area consistent with paragraph 50 of the NPPF and NPPG Housing and economic development needs assessments.

Question 4: What is the current planning status of the site in terms of planning applications, planning permissions and completions/construction?

- 1.60. A Full application for an alternative site for the club (planning reference 1300553FUL) was approved October 2015 and is likely to commence from 2020 which will allow the current site to be developed.
- 1.61. Outline planning application was submitted for up to 30 dwellings including site access (planning reference 16/01485/OUT). The application is currently under consideration.

Question 5: What are the benefits that the proposed development would bring?

- 1.62. The proposal would allow for the Football Club to relocate to a new facility on the edge of St Ives with increased pitch provision (the existing site only has one Senior pitch and the new facilities would allow for additional training areas) and also new changing and clubhouse facilities which would enhance this community facility. Conditions can ensure that residential development can only come forward following the new facility being provided.
- 1.63. The development would contribute to the Council's housing land supply and provide residential accommodation in an area which is highly accessible to local services and facilities.

Question 6: What are the potential adverse impacts of developing the site? How could they be mitigated?

- 1.64. The HELAA identifies potential adverse impacts with regards to noise and light pollution, presence of bats, the need for safe access, along with the loss of the sports field. Mitigation measures are identified in the HELAA and within allocation SI2 in the Local Plan. Concerns have also been raised as part of the planning application on these matters and on drainage.

- 1.65. Conditions can ensure that residential development can only come forward following the new facility being provided. No objections have been received from Statutory Consultees on the planning application with regards to the sites location and impacts of noise and light pollution; these matters will remain a consideration for subsequent reserved matters approvals to ensure that residential amenity is not adversely impacted but it is considered that these can be dealt with in-principle.
- 1.66. The current planning application is supported by Bat Surveys and Assessment and the Wildlife Trust considers that the recommendations of the supporting documents are sufficient to minimise and residual risk of impact to bats. Further ecological enhancements could be secured as part of the redevelopment of the site. These can be mitigated by suitably worded conditions.
- 1.67. The site access is after an 'S' bend on an un-adopted road and upgrades would be required for the highway network to be adoptable. Based on information from the applicant and Local Highway Authority it is understood that access improvements can be secured to improve vehicular and pedestrian safety and planning conditions could ensure that the road network is adequately managed and maintained in future even if it remains in private ownership. There are also no objections from the Local Highway Authority regarding the additional traffic flows and impacts on the highway network.
- 1.68. Development of the site has raised local concerns about the drainage impacts and it is known that the Football Club has had to postpone matches due to a waterlogged pitch. The Lead Local Flood Authority has confirmed that they have no objections in principle and a condition can secure a detailed surface water drainage scheme.

Question 7: How is the site affected by flood risk? How has this been taken into account in allocating the site? How have the sequential and, if necessary, exception tests been applied?

- 1.69. The site is in Flood zone 1 (FLO/01, page 10). It is therefore at the lowest risk of flooding and the most suitable for development in conformity with the sequential test (NPPG, Para: 019 Reference ID: 7-019-20140306) and paragraph 100 and 101 of the NPPF.

Question 8: What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?

- 1.70. The main constraint associated with this site is a need to re-provide the sports facility at another accessible location within the town and open this facility before closing the existing provision. The other significant constraint is the limited site access though some road alignment is possible. This will impact on how many dwellings can be developed. Noise attenuation measures will also be required to help mitigate noise issues from the adjoining leisure uses.

- 1.71. The Council has not undertaken its own estimates of cost for infrastructure. However, estimated costs were submitted by the current applicant and these were assessed by an independent valuer as part of a viability analysis.

Question 9: In particular what is the situation with waste water treatment capacity and how would any issues be resolved?

- 1.72. In 2016 Arup was commissioned by the Council to undertake an Infrastructure Delivery Plan ('IDP') (INF/01) to support the Local Plan. The IDP considered a wide range of infrastructure typologies, including waste water capacity. The IDP was based on both a desk review and consultation exercise with Anglian Water to determine existing infrastructure capacity. Following this a modelling exercise was undertaken by Arup to understand the likely demand that proposed development over the Plan period would generate. This applied typical industry accepted demand assumptions multiplied by the total number of homes proposed within each spatial planning area. Further consultation with Anglian Water matched this demand to the existing waste water infrastructure to establish where the existing network can support this demand, and where reinforcement would be necessary. In November 2017 a further update to the IDP (INF/03) was undertaken based on a marginally different distribution pattern. Arup noted that the overall change in demand arising between each settlement pattern was minimal. As such it was deemed that overall this would unlikely substantially alter the previous assessment, with the exception of settlements where the quantum of growth had substantially reduced.
- 1.73. The Council undertook an updated Water Cycle Study (FLO/11) in 2014 to determine how the water cycle constraints relate to all the potential development sites highlighted in the Local Plan to 2036. It provides a detailed approach to the management and use of water to ensure the sustainability of the water environment is not compromised by growth. Sites in St. Ives will be served by the St Ives Wastewater Treatment Works (referred to as a Water Recycling Centre-WRC by Anglian water). The Water Cycle Study acknowledged St Ives as having capacity for planned growth with some spare capacity for further growth (FLO/11, page vi). Whilst Anglian Water's IDP consultation response (dated 13th January 2017) stated that St. Ives Sewage Treatment Works would exceed current available headroom, it is important to note that this conclusion was based upon a substantially higher quantum of growth affecting St. Ives WRC (2,718 dwellings), and subsequent downward revisions to the Local Plan's housing distribution affecting this WRC (now 475 dwellings) have substantially reduced the likely demand arising at the St. Ives WRC. As a result Arup consider that the revised level of growth could be accommodated by the existing assets, based on the previously stated available headroom.
- 1.74. Regarding future investment and network reinforcement, Anglian Water in their consultation response state that they: "work closely with the Environment Agency, Local Planning Authorities and developers to understand the scale, timing and likelihood of growth in WRC catchments to inform future investment. [Anglian Water is] a statutory consultee on Local Plan preparation and will be taking into account the future growth proposed in the Council's emerging Local Plan to ensure that infrastructure provision aligns with growth". The response

goes on to state that “water recycling centre (previously referred to as sewage or wastewater treatment works) upgrades where required to provide for additional growth are wholly funded by Anglian Water through our Asset Management Plan”. Site specific and off-site reinforcements will be funded via Anglian Water’s zonal charges (as set out in Anglian Water’s Developer Services, Summary of Charges 2018/2019).

- 1.75. In March 2018 Anglian Water released its Outline Business Plan 2020-2025 for the Asset Management Period 7 (‘AMP 7’) for public consultation. The document suggests that Anglian Water will “manage an adaptive programme of delivery using intelligence from key indicators, live modelling tools and relationships with local authorities and developers, to determine the optimal timing of solution delivery”. This provides further evidence that Anglian Water is committed to monitoring ongoing capacity across its assets and is committed to making the required investment to ensure new demand can be accommodated within the network.
- 1.76. It is important to note that representations received by Anglian Water at Regulation 19 stage are supportive of the proposed policy approach outlined in Policy LP6.

Question 10: Is the site realistically viable and deliverable?

- 1.77. The Huntingdonshire Local Plan Viability Study (INF/04) assessed the effect of Local Plan policies (INF/04, Section 3.9, page 15), affordable housing, CIL and a range of site types to demonstrate that the Local Plan allocations and policies are viable and deliverable. The Study uses construction cost assumptions based on the BCIS median weighted for Cambridgeshire to reflect current construction costs. Taking a cautious approach, allowances were also made for contingency costs and fees, to plan for changing market circumstances (INF/04, para 3.6).
- 1.78. The Study factors in a sum of £20,000 per dwelling for site infrastructure costs such as primary and secondary access roads, utility connections, infrastructure and open space (INF/04, para 3.8.6).
- 1.79. The report concludes that the housing market in Huntingdonshire is strong with confidence of sustained market growth and that up to 40% affordable housing is viable for most typologies meaning that housing delivery will not be slowed on the grounds of viability.
- 1.80. For this site, the need to re-provide the sports facility ahead of re-development coupled with the limited access will impact significantly on viability. While Policy LP25 (affordable housing provisions) seeks a target of 40% on sites of 11 homes or 1,001sqm or more, where it can be demonstrated in a viability appraisal that due to specific site conditions e.g. other high cost infrastructure elements, subject to validation of the appraisal, consideration will be given to reducing the requirement to ensure viability is achievable. Provision of affordable housing is likely to be a low to zero percentage, given the infrastructure costs.

Question 11: What is the expected timescale and rate of development and is this realistic?

1.81. The first 15 homes are expected to be completed in the year 2021/2022, the timescale for delivery is set out below:

No. units in years 1-5	21/22 Yr. 5	22/23	Total 17/36
15	15	15	30

1.82. The development is dependent on the successful relocation of St. Ives Football Club, planning permission for an alternative site for the club was granted in October 2015 under 1300553FUL (MON/01, pages 86-87).

Question 12: Is the boundary of the site appropriate? Is there any justification for amending the boundary?

1.83. The boundary of the site is appropriate as it represents the land submitted as available for development. No representations were received to the Local Plan proposed submission suggesting the boundary should be amended.

1.84. The defined boundary allows for comprehensive redevelopment of the site.

Question 13: Are the detailed policy requirements effective, justified and consistent with national policy?

1.85. The detailed policy requirements are justified and based on a proportionate evidence base including the HELAA and the Huntingdonshire Local Plan Viability Study and Strategic Flood Risk Assessment.

1.86. The policy requirements are effective and have been based on consultation with statutory consultees such as the Environment Agency, Natural England, Anglian Water, Highways England, Historic England and Cambridgeshire County Council as the LLFA, Local Highway authority, and Archaeology unit. Their responses and the Council’s subsequent amendments to the policy can be found in the Statement of Consultation (CORE/05, Pages 211, 324, 398, 458) and Statement of Representations (CORE/04, Page102).

1.87. There are also no objections raised on technical grounds on the planning application from Anglian Water, Cambridgeshire County Council Archaeology, Environment Agency, Environmental Health, Lead Local Flood Authority, Local Highway Authority, Sport England, and the Wildlife Trust.

- 1.88. Responses to the questions above demonstrate that site is suitable, available and achievable as defined in the NPPG. The site is developable as defined through paragraph 47 of the NPPF. Recent responses to the Annual Monitoring Report Housing Trajectory identify that development is available now can be completed within the plan period.

SI3- Giffords Farm

Question 1: What is the background to the site allocation? How was it identified and which options were considered?

- 1.89. The site is a greenfield site and is currently used for agricultural purposes.
- 1.90. This piece of land was originally assessed in Stage 3 of the Local Plan to 2036 in the Environmental Capacity Study: St Ives Spatial Planning Area document, consulted upon between August 2012 and November 2012. It also comprises a small part of the much larger Giffords Park proposal also assessed in the document. The site was published for consultation in the Housing and Employment Land Availability Assessment: Additional Consultation 2016 (HOUS/02: Availability page 340). It has also since been assessed as part of the Housing & Economic Land Availability Assessment 2017 (HELAA) (HOUS/02: Page 338-340 for full assessment).
- 1.91. There are employment uses to the south and west. It has limited access to services and facilities and is constrained by flooding on the northern and western edges. Therefore, given its location and adjacent uses it is not considered suitable for residential development, however it provides a suitable opportunity for employment uses. In the form of business park/ industrial uses with built development equating to approximately 30% of the site resulting in an estimated capacity of 16,800 sqm of floorspace (HOUS/02: Suitability, page 340).

Question 2: What is the scale and type/mix of uses proposed?

- 1.92. The proposed use is for employment development to comprise any class 'B' uses except 'B1a' offices and 'B8' storage and distribution.

Question 3: What is the basis for this and is it justified?

- 1.93. The Local Plan (CORE/01 – paragraph 11.16) identifies that there is limited availability in and around St Ives for land and buildings for employment uses other than B1a Offices. Furthermore, other locations that are more accessible to the strategic road network provide for B8 Storage and Distribution uses.
- 1.94. The Employment Land Study 2014 (ECON/01 – page 71 of the document) identifies an undersupply of industrial space in St Ives.
- 1.95. The Employment Land Study (ECON/01) in Appendix 1 (pages 145-147 of the PDF) concluded that the allocation has a high likelihood of meeting identified employment needs because it

would, amongst others, address a significant undersupply of industrial floorspace across the District, and is considered complimentary to growth at Alconbury Employment Zone, helping to provide additional growth for local markets to the east of the District.

- 1.96. Mr David Stewart (ID: 1118619) on behalf of the Civic Society of St Ives, was the only objector to this policy and he considered that the allocation should not be developed until the critically required infrastructure works to the A1123 and A1096 identified in Table 6 of the St Ives SPA Infrastructure Requirements 206 - 2036 have been completed. The Highways Authority has not objected to the allocation.

Question 4: What is the current planning status of the site in terms of planning applications, planning permissions and completions/construction?

- 1.97. No planning application has yet been submitted.

Question 5: What are the benefits that the proposed development would bring?

- 1.98. The HELAA (HOUS/02 pages 338-340) identifies an estimated capacity of 16,800 sqm of employment floor space in a location that the Employment Land Study (ECON/01) in Appendix 1 (pages 145-147 of the PDF) concluded would have a high likelihood of meeting identified employment needs and help to provide additional growth for local markets to the east of the District.
- 1.99. Paragraph 11.19 of the Local Plan (CORE/01) indicates an approximate provision of 600 jobs from the allocation.
- 1.100. It is a core planning principle in the NPPF that planning should support sustainable economic development and meet the business needs of an area, based on a clear strategy for allocating sufficient land which is suitable for development in their area. This allocation would contribute to meeting this core principle.

Question 6: What are the potential adverse impacts of developing the site? How could they be mitigated?

- 1.101. The HELAA (HOUS/02 pages 338-340) identifies potential adverse impacts with regards to flood risk, issues with transport access and the openness of the site. It is considered that these potential adverse impacts can be mitigated through a Flood Risk Assessment to be agreed with the Environment Agency (as per Question 7 below) following use of the Sequential Approach; a proportionate Transport Assessment; and a detailed scheme for landscaping.

Question 7: How is the site affected by flood risk? How has this been taken into account in allocating the site? How have the sequential and, if necessary, exception tests been applied?

- 1.102. The site predominately is in Flood zone 1, higher risk areas are confined to the western boundary. 85% of the site is in Flood zone 1, 13% in Flood zone 2 and 2% in Flood zone 3a.
- 1.103. The Huntingdonshire Sequential Test for Flood Risk (FLO/01) assessed the site and concluded that given the size of the site, development can be placed away from the Flood Zones 2 and 3, with the small area affected by flooding left undeveloped; this leaves approximately 4.7 hectares of land available outside of the Flood Zones (FLO/01: page 29).

Question 8: What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?

- 1.104. There are three main physical constraints for the site. There is some limited flood risk, a safe access point needs to be identified and an ecological survey is needed to identify protected species and mitigate effect of development.
- 1.105. There are no significant infrastructure requirements identified for this site. Site infrastructure will be provided on site through developer contributions.

Question 9: In particular what is the situation with waste water treatment capacity and how would any issues be resolved?

- 1.106. In 2016 Arup was commissioned by the Council to undertake an Infrastructure Delivery Plan ('IDP') (INF/01) to support the Local Plan. The IDP considered a wide range of infrastructure typologies, including waste water capacity. The IDP was based on both a desk review and consultation exercise with Anglian Water to determine existing infrastructure capacity. Following this a modelling exercise was undertaken by Arup to understand the likely demand that proposed development over the Plan period would generate. This applied typical industry accepted demand assumptions multiplied by the total number of homes proposed within each spatial planning area. Further consultation with Anglian Water matched this demand to the existing waste water infrastructure to establish where the existing network can support this demand, and where reinforcement would be necessary. In November 2017 a further update to the IDP (INF/03) was undertaken based on a marginally different distribution pattern. Arup noted that the overall change in demand arising between each settlement pattern was minimal. As such it was deemed that overall this would unlikely substantially alter the previous assessment, with the exception of settlements where the quantum of growth had substantially reduced.
- 1.107. The Council undertook an updated Water Cycle Study (FLO/11) in 2014 to determine how the water cycle constraints relate to all the potential development sites highlighted in the Local Plan to 2036. It provides a detailed approach to the management and use of water to ensure the sustainability of the water environment is not compromised by growth. Sites in St. Ives

will be served by the St Ives Wastewater Treatment Works (referred to as a Water Recycling Centre-WRC by Anglian water). The Water Cycle Study acknowledged St Ives as having capacity for planned growth with some spare capacity for further growth (FLO/11, page vi). Whilst Anglian Water's IDP consultation response (dated 13th January 2017) stated that St. Ives Sewage Treatment Works would exceed current available headroom, it is important to note that this conclusion was based upon a substantially higher quantum of growth affecting St. Ives WRC (2,718 dwellings), and subsequent downward revisions to the Local Plan's housing distribution affecting this WRC (now 475 dwellings) have substantially reduced the likely demand arising at the St. Ives WRC. As a result Arup consider that the revised level of growth could be accommodated by the existing assets, based on the previously stated available headroom.

1.108.Regarding future investment and network reinforcement, Anglian Water in their consultation response state that they: "work closely with the Environment Agency, Local Planning Authorities and developers to understand the scale, timing and likelihood of growth in WRC catchments to inform future investment. [Anglian Water is] a statutory consultee on Local Plan preparation and will be taking into account the future growth proposed in the Council's emerging Local Plan to ensure that infrastructure provision aligns with growth". The response goes on to state that "water recycling centre (previously referred to as sewage or wastewater treatment works) upgrades where required to provide for additional growth are wholly funded by Anglian Water through our Asset Management Plan". Site specific and off-site reinforcements will be funded via Anglian Water's zonal charges (as set out in Anglian Water's Developer Services, Summary of Charges 2018/2019).

1.109.In March 2018 Anglian Water released its Outline Business Plan 2020-2025 for the Asset Management Period 7 ('AMP 7') for public consultation. The document suggests that Anglian Water will "manage an adaptive programme of delivery using intelligence from key indicators, live modelling tools and relationships with local authorities and developers, to determine the optimal timing of solution delivery". This provides further evidence that Anglian Water is committed to monitoring ongoing capacity across its assets and is committed to making the required investment to ensure new demand can be accommodated within the network.

1.110.It is important to note that representations received by Anglian Water at Regulation 19 stage are supportive of the proposed policy approach outlined in Policy LP6.

Question 10: Is the site realistically viable and deliverable?

1.111.The Employment Land Study (ECON/01) considers the need to make employment sites available. Additional housing, without additional employment could lead to unsustainable development (page 3 refers). Giffords Farm is identified as meeting qualitative or quantitative employment needs. The likelihood of the site meeting local employment needs is assessed as high. The site will therefore contribute to creating a sustainable pattern of development as highlighted in Matter 5 Question 3.

1.112. The Huntingdonshire Economic Growth Plan (ECON/02) supports economic growth across the District. A key objective is to deliver new business accommodation particularly in the market towns such as St Ives to meet demand from SME's.

1.113. In terms of viability, ECON/01 paragraph 2.54 recognises that Huntingdonshire remains more affordable than other neighbouring locations. As referenced in the response to Q3, the report (p71) highlights a significant undersupply of vacant industrial floorspace across the District. The site does not have any adverse constraints of significance. No high infrastructure cost requirements have been identified so the site is considered viable for employment development. Delivery of infrastructure is expected to be through appropriate developer contributions when a planning application is progressed.

Question 11: What is the expected timescale and rate of development and is this realistic?

1.114. The overall strategy for development and broad distribution for growth was derived from the Huntingdonshire Employment Land Study (2014) (ECON/01). Site SI3 is part of the Council's Development Strategy to meet overall employment need in the District (further information included in the Council's response to Matter 5, questions 1 to 3). Employment sites have been distributed across the district which allows for choice and diversity in the employment market by creating a sustainable pattern of employment development based around key services and population.

1.115. No planning application has been submitted for this site, although assessment of the site (see above) demonstrates that the site is suitable for employment development and is in a prominent area where there is an undersupply of the identified B uses (ECON/01, page 71).

Question 12: Is the boundary of the site appropriate? Is there any justification for amending the boundary?

1.116. There have been no challenges to the boundary and the boundary is considered satisfactory having regard to the justification and benefits of the allocation described above.

Question 13: Are the detailed policy requirements effective, justified and consistent with national policy?

1.117. The detailed policy requirements on page 208 of the Local Plan (CORE/01) are justified and based on a proportionate evidence base including the HELAA, the Employment Land Study and the Huntingdonshire Local Plan Viability Study and Strategic Flood Risk Assessment, and site views by Planning Officers

1.118. The policy requirements are effective and have been based on consultation with statutory consultees such as the Environment Agency, Natural England, Anglian Water, Highways England, Historic England and Cambridgeshire County Council as the LLFA, Local Highway authority, and Archaeology unit. Their responses and the Council's subsequent amendments

to the policy can be found in the Statement of Consultation (CORE/05, Pages 211, 325, 397) and Statement of Representations (CORE/04, Page102).

SI4- Former Car Showroom, London Road

Question 1: What is the background to the site allocation? How was it identified and which options were considered?

- 1.119. The site was previously a car dealership, which closed in 2009. A large proportion of the land is hard standing, its current state with a number of small derelict buildings scattered across the site is detrimental to the character and appearance of the conservation area (HOUS/02, page 324).
- 1.120. This site was put forward during the production of the Core Strategy 2009 and assessed in the 2010 SHLAA. It was assessed for the Local Plan to 2036 in the Environmental Capacity Study: St Ives Spatial Planning Area document, consulted upon between August 2012 and November 2012 and May to July 2013. The site is also assessed through the Housing & Economic Land Availability Assessment 2017 (HELAA) (HOUS/02: Pages 324-327 for full assessment). Other options considered have included redevelopment wholly for supported housing given the site's level access to St Ives town centre but viability concerns were raised due to the exceptional redevelopment costs of the site.
- 1.121. The site's agent confirmed its immediate availability in response to the Annual Monitoring Report survey in autumn 2017 and suggesting the capacity could be up to 75 dwellings (MON/01); it is in the ownership of a developer.
- 1.122. The site was assessed as a highly sustainable location suitable for residential development, it is easily accessible to the town centre on foot and is close to accessible natural green space, open space, sports, social facilities and a doctors' surgery.
- 1.123. Due to the nature of the site it was considered suitable for high density apartments across a net developable area of 40% of the site, resulting in an estimated capacity of approximately 50 dwellings. The option for residential development was considered the most appropriate as it will significantly increase the proportion of the site surface that is water permeable. Other uses such as employment would not allow for the release of land for improved on-site water permeability.

Question 2: What is the scale and type/mix of uses proposed?

- 1.124. The site is suitable for high density flatted development across a net developable area of 40% of the site. This results in an estimated capacity of 50 dwellings.
- 1.125. The type and mix will be determined through the application of policy LP 26 Housing Mix.

Question 3: What is the basis for this and is it justified?

- 1.126. Representations submitted by Mr James Croucher (ID: 1106132) argued that that the site is capable of providing no less than 60 dwellings in order to make best use of sustainably located brownfield land.
- 1.127. The Council's assessment of the site determined that a capacity for approximately 50 residential units is more suitable recognising its situation within the conservation area and proximity to listed buildings. This allows for the release of land for improved on-site water permeability and flood risk attenuation. This approach was derived from the findings in the HELAA 2017. This meets the requirements of paragraph 94 and 99 of the NPPF by adopting a proactive strategy to mitigate and adapt to climate change by taking into account flood risk and considering the longer term implications of climate change. Redevelopment is in a vulnerable area and should therefore be managed through suitable adaptation and mitigation measures, regardless of the site's previous use.
- 1.128. Initial assessment through the HELAA identifies that the site is suitable for high density apartments due to its proximity to the town centre and correlation with the more built-up nature of the existing area.
- 1.129. Type and mix of housing has been approved through the granting of planning permission in conformity with current planning policies.

Question 4: What is the current planning status of the site in terms of planning applications, planning permissions and completions/construction?

- 1.130. Planning application 16/01529/FUL was approved on 14 September 2016 for the demolition of vacant existing buildings including the former car showroom building, workshop building, materials storage building and the general storage building.

Question 5: What are the benefits that the proposed development would bring?

- 1.131. Redevelopment of the site will bring many benefits to the surrounding area. A large proportion of the site is currently hardstanding. The existing visual appearance of the vacant derelict buildings is causing harm to the character and appearance of the Conservation Area in which it sits. The redevelopment of this site presents the opportunity for positive enhancement to the setting of heritage assets and improvement of the conservation area as identified in Paragraph: 004 Reference ID: 18a-004-20140306 of the NPPG through criterion e, which asks for the development proposal to take appropriate account of the site's location within the conservation area. This would include high quality design in keeping with the scale of surrounding buildings (CORE/01 - para 11.23 of the Local Plan).

- 1.132. The 2007 St Ives Conservation Area Statement¹ highlights the need for enhancements to the site and its frontages. North and south of the site are Grade II listed buildings, 14 and 17 London Road. The current site also adversely affects the setting of these buildings; redevelopment of this site would constitute a material enhancement. Redevelopment of the site would require a heritage statement to ensure redevelopment contributes to the setting in line with paragraph 128 of the NPPF.
- 1.133. The presence of the site within flood zones 2 and 3 presents the opportunity for flood mitigation by reducing the developable area of the site and implementing mitigation works as appropriate (criterion a and para 11.21, page 209). The site is protected by modern flood defences and has many commonalities with the buildings in the surrounding area. This meets the requirements of paragraph 94 and 99 of the NPPF by adopting a proactive strategy to mitigate and adapt to climate change by taking into account flood risk and considering the longer term implications of climate change.
- 1.134. The site was assessed as a highly sustainable location suitable for residential development, it is easily accessible to the town centre on foot and is close to accessible natural green space, open space, sports, social facilities and a doctors' surgery.

Question 6: What are the potential adverse impacts of developing the site? How could they be mitigated?

- 1.135. The HELAA identifies potential adverse impacts with regards to flood risk, its positioning within the conservation area, issues with transport access and the presence of a gas valve compound. The former presence of a car showroom also leads towards potential contamination issues.
- 1.136. Mitigation measures are identified in the HELAA and within SI 4 in the Local Plan and include the requirement for a detailed flood risk assessment, retention or relocation of the gas governor compound and that appropriate account is taken of the site's location within the conservation area (CORE/01, criteria a, b and e, page 209).
- 1.137. Representations at proposed submission consultation from Mr James Croucher (ID: 1106132) demonstrate that the applicant is in liaison with the Environment Agency and that over-topping/breach analysis work is well-progressed which will inform the finished floor levels and safe means of pedestrian egress proposals (including a pedestrian route to Harrison Way) within a site-specific Flood Risk Assessment.
- 1.138. Potential contamination will be addressed by an environmental assessment alongside any appropriate mitigation (CORE/01, para 11.24, page 209).

¹ <http://www.huntingdonshire.gov.uk/planning/conservation-areas/conservation-area-documents/>

1.139. Due to the site's proximity to the River Great Ouse and the presence on site of mature trees and hedgerows, development has the potential to adversely impact on protected species if any are present on the site. To mitigate this risk an ecological survey will be required to assess avoidance, mitigation or compensation strategies.

Question 7: How is the site affected by flood risk? How has this been taken into account in allocating the site? How have the sequential and, if necessary, exception tests been applied?

1.140. 52% of the site is in Flood zone 3a and 48% of the site is in Flood zone 2.

1.141. The Huntingdonshire Sequential Test for Flood Risk assessed the site (FLO/01, page 26) and concluded that flood compensation will be required on a level for level volume for volume basis for any proposed loss of floodplain. The south eastern part of the site offers potential to accommodate this; otherwise land within the vicinity and outside the proposed site may be required for flood compensation.

1.142. The Sequential Test identified that the site is afforded some protection from flood embankments. Therefore, it is important that the defences in this area continue to be maintained in line with catchment policy and that any development accounts for the potential residual risk. The site was deemed to be safe for its lifetime, without increasing risk elsewhere.

1.143. Due to the sites location within flood zones 2 and 3a, the Exception Test was applied to the site in compliance with paragraph 102 of the NPPF. The test concluded that the site would provide wider sustainability benefits to the community that outweigh flood risk, that the site will be safe for its lifetime and reduce flood risk overall and is suitable for allocation (FLO/01, page 6).

1.144. In a response to the Proposed Submission Consultation the Environment Agency recommended that the policy for development of the site in defended areas is clarified to ensure the applicants are clear on what they have to achieve to demonstrate that the development is safe and that it will not increase the risk to others. Paragraph 11.21 of the Local Plan (CORE/01, page 209) includes further detail requiring the flood risk assessment to include breach analysis of the flood defences to address this issue.

Question 8: What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?

1.145. A number of constraints detailed in Q6 and Q 7 above will physically affect the amount of developable land within this site. Flood mitigation measures will require that land within the site is set aside to compensate for loss of floodplain. Access routes to a neighbouring property and a gas valve within the site will impose some restriction on how the site will be developed. Design and materials will be affected by the requirements due to the conservation area and adjacent listed buildings.

1.146.No specific Infrastructure requirements have been identified for this site as yet. Delivery of relevant infrastructure will be addressed through the implementation of any future planning applications.

Question 9: In particular what is the situation with waste water treatment capacity and how would any issues be resolved?

1.147.In 2016 Arup was commissioned by the Council to undertake an Infrastructure Delivery Plan ('IDP') (INF/01) to support the Local Plan. The IDP considered a wide range of infrastructure typologies, including waste water capacity. The IDP was based on both a desk review and consultation exercise with Anglian Water to determine existing infrastructure capacity. Following this a modelling exercise was undertaken by Arup to understand the likely demand that proposed development over the Plan period would generate. This applied typical industry accepted demand assumptions multiplied by the total number of homes proposed within each spatial planning area. Further consultation with Anglian Water matched this demand to the existing waste water infrastructure to establish where the existing network can support this demand, and where reinforcement would be necessary. In November 2017 a further update to the IDP (INF/03) was undertaken based on a marginally different distribution pattern. Arup noted that the overall change in demand arising between each settlement pattern was minimal. As such it was deemed that overall this would unlikely substantially alter the previous assessment, with the exception of settlements where the quantum of growth had substantially reduced.

1.148.The Council undertook an updated Water Cycle Study (FLO/11) in 2014 to determine how the water cycle constraints relate to all the potential development sites highlighted in the Local Plan to 2036. It provides a detailed approach to the management and use of water to ensure the sustainability of the water environment is not compromised by growth. Sites in St. Ives will be served by the St Ives Wastewater Treatment Works (referred to as a Water Recycling Centre-WRC by Anglian water). The Water Cycle Study acknowledged St Ives as having capacity for planned growth with some spare capacity for further growth (FLO/11, page vi). Whilst Anglian Water's IDP consultation response (dated 13th January 2017) stated that St. Ives Sewage Treatment Works would exceed current available headroom, it is important to note that this conclusion was based upon a substantially higher quantum of growth affecting St. Ives WRC (2,718 dwellings), and subsequent downward revisions to the Local Plan's housing distribution affecting this WRC (now 475 dwellings) have substantially reduced the likely demand arising at the St. Ives WRC. As a result Arup consider that the revised level of growth could be accommodated by the existing assets, based on the previously stated available headroom.

1.149.Regarding future investment and network reinforcement, Anglian Water in their consultation response state that they: "work closely with the Environment Agency, Local Planning Authorities and developers to understand the scale, timing and likelihood of growth in WRC catchments to inform future investment. [Anglian Water is] a statutory consultee on Local Plan preparation and will be taking into account the future growth proposed in the Council's

emerging Local Plan to ensure that infrastructure provision aligns with growth". The response goes on to state that "water recycling centre (previously referred to as sewage or wastewater treatment works) upgrades where required to provide for additional growth are wholly funded by Anglian Water through our Asset Management Plan". Site specific and off-site reinforcements will be funded via Anglian Water's zonal charges (as set out in Anglian Water's Developer Services, Summary of Charges 2018/2019).

1.150. In March 2018 Anglian Water released its Outline Business Plan 2020-2025 for the Asset Management Period 7 ('AMP 7') for public consultation. The document suggests that Anglian Water will "manage an adaptive programme of delivery using intelligence from key indicators, live modelling tools and relationships with local authorities and developers, to determine the optimal timing of solution delivery". This provides further evidence that Anglian Water is committed to monitoring ongoing capacity across its assets and is committed to making the required investment to ensure new demand can be accommodated within the network.

1.151. It is important to note that representations received by Anglian Water at Regulation 19 stage are supportive of the proposed policy approach outlined in Policy LP6.

Question 10: Is the site realistically viable and deliverable?

1.152. The Huntingdonshire Local Plan Viability Study (INF/04) assessed the effect of Local Plan policies (INF/04, Section 3.9, page 15), affordable housing, CIL and a range of site types to demonstrate that the Local Plan allocations and policies are viable and deliverable. The Study uses construction cost assumptions based on the BCIS median weighted for Cambridgeshire to reflect current construction costs. Taking a cautious approach, allowances were also made for contingency costs and fees, to plan for changing market circumstances (INF/04, para 3.6).

1.153. The Study is not site specific, as this is not a requirement for the Local Plan (NPPG Para: 005 Reference ID: 10-005-20140306). Testing has been undertaken for a range of development size typologies, dwelling densities, value areas and whether greenfield or previously developed land (NPPF Para 174 and PPG Paragraph: 007 Reference ID: 10-007-20140306).

1.154. The Study factors in a sum of £20,000 per dwelling for site infrastructure costs such as primary and secondary access roads, utility connections, infrastructure and open space (INF/04, para 3.8.6).

1.155. The report concludes that the housing market in Huntingdonshire is strong with confidence of sustained market growth and that up to 40% affordable housing is viable for most typologies applicable in the District, meaning that housing delivery will not be slowed on the grounds of viability.

1.156. For this site, constraints will impact on the number of units achievable and there will be associated remediation costs. Policy LP25 (affordable housing provisions) seeks a target of 40% on sites of 11 homes or 1,001sqm or more but where it can be demonstrated in a viability appraisal that due to specific site conditions e.g. other high cost infrastructure elements,

subject to validation of the appraisal, consideration will be given to reducing the requirement to ensure viability is achievable. The viability work within INF/04 indicates that the typology that this site falls into will generally indicate limited viability though other St Ives sites have demonstrated policy levels of affordable housing.

Question 11: What is the expected timescale and rate of development and is this realistic?

1.157. The site is deliverable. In response to the Council’s Annual Monitoring Report housing trajectory survey 2017, the agent confirmed that the site is available and can be delivered within the next 5 years. This is expected to be a realistic timescale as an application has been approved for the demolition of the buildings on site (16/01529/FUL). Representations at proposed submission consultation from Mr James Croucher (ID: 1106132) also demonstrate that the applicant is in liaison with the Environment Agency and that over-topping/breach analysis work is well-progressed which will inform the finished floor levels and safe means of pedestrian egress proposals (including a pedestrian route to Harrison Way) within a site-specific Flood Risk Assessment.

1.158. The first 25 homes are expected to be completed in the year 2019/2020, with all homes expected to be completed within years 1-5. The timescale for delivery is outlined below:

No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	Total 17/36
50	0	0	25	25	0	50

1.159. The agent considers the site capacity could be higher, but the dwelling assumptions were kept at 50 to reflect the draft Local Plan allocation (MON/01, page 87).

Question 12: Is the boundary of the site appropriate? Is there any justification for amending the boundary?

1.160. Representations received from Mr Stephen Eeley (ID 1148544) identified the inclusion of a residential garage belonging to an adjacent property. The garage was removed from the site following the proposed submission consultation.

1.161. The defined boundary allows for comprehensive re-development of previously development land and brings benefits to the site such as contamination mitigation and improved flood mitigation.

Question 13: Are the detailed policy requirements effective, justified and consistent with national policy?

- 1.162. The detailed policy requirements are justified and based on a proportionate evidence base including the HELAA and the Huntingdonshire Local Plan Viability Study and Strategic Flood Risk Assessment. Reasonable alternatives such as the allocation of the site for wholly supported housing were dismissed (see question 1).
- 1.163. The policy requirements are effective and have been based on consultation with statutory consultees such as the Environment Agency, Natural England, Anglian Water, Highways England, Historic England and Cambridgeshire County Council as the LLFA, Local Highway authority, and Archaeology unit. Their responses and the Council's subsequent amendments to the policy can be found in the Statement of Consultation (CORE/05, Pages 211, 324, 398, 458) and Statement of Representations (CORE/04, Page102).
- 1.164. Responses to the questions above demonstrate that site is suitable, available and achievable as defined in the NPPG². The site is deliverable as defined through paragraph 47 of the NPPF. Recent responses to the Annual Monitoring Report Housing Trajectory identify that development is available now can be completed within a five year time period.

² Housing and economic land availability assessment



Houghton & Wyton

Neighbourhood Development Plan 2018 - 2036



March 2018

Part A – Referendum Neighbourhood Plan

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PART B – COMMUNITY ASPIRATIONS

Non-planning issues

This does not form part of the statutory development plan – it contains community aspirations and Parish Council ambitions that cannot be included in policies in the Neighbourhood Plan

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Policy HWNP2 - Protection of sites

Policy HWNP3 - Anti-coalescence

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Policy HWNP11 - Provision of new community facilities

Policy HWNP12 - Parking to serve new development/Houghton and Wyton village

Policy HWNP13 - Access by non-car modes

Policy HWNP14 - Flooding and drainage

Policy HWNP15 - Provision for the needs of new or expanded businesses

Policy HWNP16 - Windfall residential development

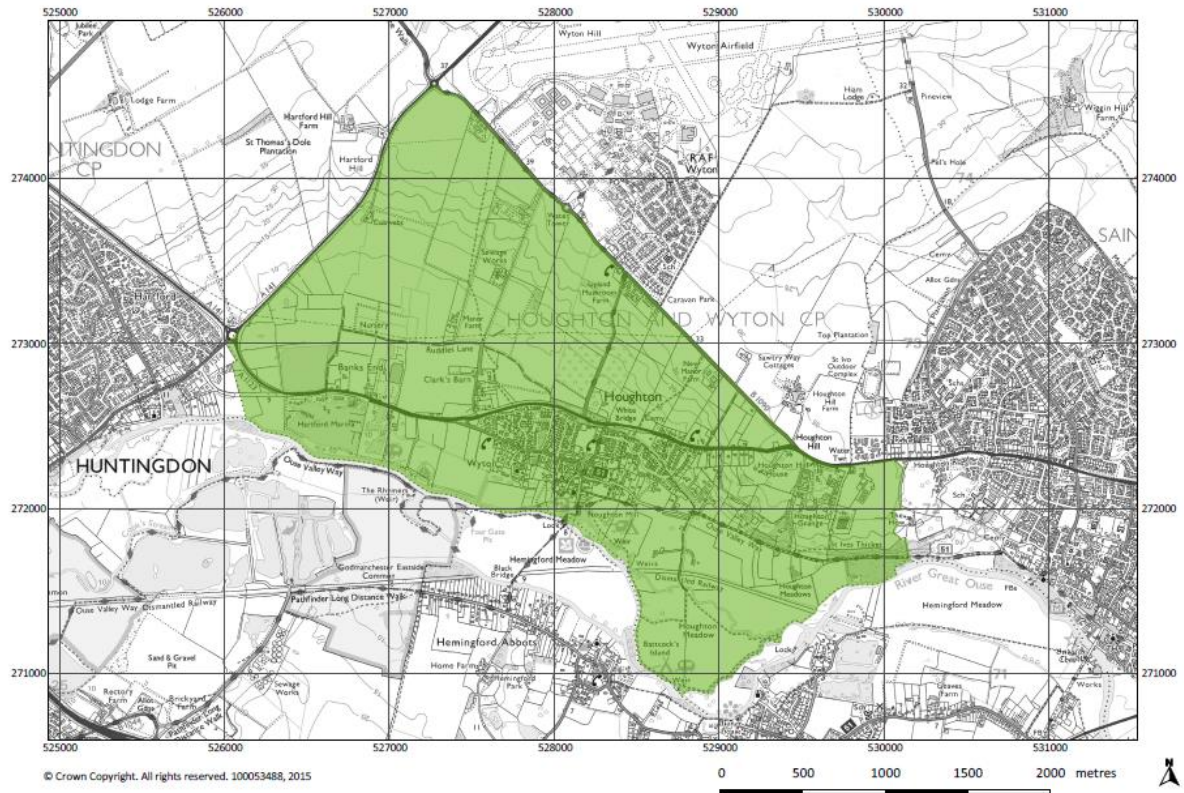
Policy HWNP17 - Design of new development

1 INTRODUCTION

Background

- 1.1 This is the Neighbourhood Plan for Houghton and Wyton Parish (hereafter known as 'Houghton and Wyton'). It is a new type of planning document produced in the Parish. It is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area. This is set out in the Localism Act that came into force in 2011.
- 1.2 The Neighbourhood Plan seeks to represent one part of the development plan for the parish over the period 2015 to 2036. For clarity, the development plan consists of any planning policies currently adopted by the local planning authority, Huntingdonshire District Council, Cambridgeshire County Council and this Neighbourhood Plan.
- 1.3 The policies in this plan have been produced to be in general conformity with the Huntingdonshire Core Strategy 2009. In addition, the plan has given due regard to the emerging Huntingdonshire Local Plan which, when adopted, will cover the period to 2036.
- 1.4 The Plan therefore provides the local community with a powerful tool to guide the long term future of Houghton and Wyton and its surrounding countryside for the period 2015 to 2036. The Plan gives all residents ownership of managing what happens in the community. It is not just for the Parish Council but for all. The Plan contains a vision for the future of Houghton and Wyton Parish and sets out clear planning policies to realise this vision.
- 1.5 Whilst the Neighbourhood Plan does not allocate specific sites for development the group asked for sites to come forward as part of the process and these sites were assessed against the objectives and are shown as supporting evidence.
- 1.6 In order to develop the Neighbourhood Plan, Houghton and Wyton Parish Council set up a Neighbourhood Plan Working Group which comprised six Parish Councillors and a number of local volunteers.
- 1.7 The Houghton & Wyton Neighbourhood Plan will cover all of Houghton and Wyton Parish. In preparing the Plan, there has been dialogue with the adjoining parishes of Hemingford Abbots, Hemingford Grey, Godmanchester, Wyton on the Hill and St Ives Town Council as well as with Huntingdon District Council. An application for neighbourhood plan designation was approved by Huntingdon District Council on 19th December 2012.
- 1.8 The map in Figure 1 below shows the boundary of the Neighbourhood Plan area, which is the same as the administrative boundary of Houghton and Wyton Parish.

Figure 1 Houghton and Wyton Neighbourhood Plan area



- 1.9 The principal purpose of the Neighbourhood Plan is to guide development within the parish and provide guidance to anyone wishing to submit a planning application for development within the parish. The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Houghton and Wyton, its residents, businesses and community groups.
- 1.10 Some of the Neighbourhood Plan policies are general and apply throughout the Plan area, whilst others are site or area-specific and apply only to the appropriate areas illustrated on the relevant map. Nevertheless, in considering proposals for development, the Parish and District Council will apply all relevant policies of the Plan. It is therefore assumed that the Plan will be read as a whole, although some cross-referencing between Plan policies has been provided.

How to read this document

Each section of the plan covers a different topic. Under each heading there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. There is also a summary of how each policy contributes towards the objectives of the plan. The policies themselves are presented in the blue boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.

How the Neighbourhood Plan is organised

1.11 This Plan is divided into thirteen sections:

- Section 1: Houghton and Wyton Today; a brief description of the Parish today and the key issues that have influenced the Plan
- Section 2: The Vision for Houghton and Wyton over the plan period.
- Section 3: Houghton and Wyton Neighbourhood Plan Objectives; this sets out what Houghton and Wyton wants to achieve over the plan period.
- Sections 4-13: Neighbourhood Plan Policies; which set out policies to support the overall vision, and the way in which the objectives will be reached, Policies are arranged in the following themes:
 - Village limits/built-up area
 - Natural environment
 - Tourism
 - Community infrastructure
 - Traffic and transport
 - Flood risk and drainage
 - Business
 - Housing
 - Design of new development
 - Monitoring
- There is also a glossary of relevant terms.
- Part B - Community Aspirations. This part consists of non-planning issues that the community raised as being important. The Parish Council has not ignored these important issues, but as this is a statutory planning document it cannot include non-planning issues. This section is included in the Neighbourhood Plan to demonstrate to the community that all of their concerns have been taken into account and will be addressed by the Parish Council outside of the Neighbourhood Plan process.

2 LOCAL CONTEXT

History of Houghton and Wyton

- 2.1 Houghton and Wyton lie side by side on the north bank of the River Great Ouse, some two miles west of St Ives in Cambridgeshire. In 1934 the two villages were united to form the civil parish of Houghton and Wyton. The distinctive features that make the village a popular visitor destination include Houghton Mill, Houghton Equestrian Centre, Huntingdon Wyevale Garden Centre, the river Great Ouse and its flood meadows, plus the range of historic houses and cottages. In this Neighbourhood Plan Houghton and Wyton are referred to as one village.
- 2.2 A significant number of prehistoric, Iron Age and Saxon finds have been discovered in the parish and there have been a scattering of archaeological finds along Houghton Hill in the east of the parish, indicating the presence of people here from very early times, including stone and flint tools, a Bronze Age 'Beaker' burial and a Romano-British cemetery. Thicket Lane, joining the settlement with St Ives, is recorded in the Historic Environment Record as a monument. It appears that Houghton was founded during the 7th century. The name comes from 'tun' meaning enclosure, farmstead, settlement, village; 'hoh' is also old English meaning a heel, or projection of land below the crest of a hill. Together these two words as 'Hohtun' describe a settlement on a projecting hillside – a description that fits the hillside rather than the riverside settlement seen today. The village is sited around a green, (which is now a tarmac area where 5 roads converge) which was once larger than it is now. Wyton, perhaps a century or so later in date, grew up west of Houghton along the same road and originally may have been a hamlet, which developed into a fully-fledged village later. The curious network of tracks known as The Lanes in Houghton is part of the old network of paths originally leading to open fields and meadows.
- 2.3 Houghton Mill is one of the last and most complete water mills to survive on the river Great Ouse. There has been a mill on the site since 974, originally belonging to Ramsey Abbey. The current mill dates from the 17th century and was extended in the 18th and 19th centuries. It is listed Grade II*. The mill ceased working in 1930 at which stage local people helped to buy it and donated it to the National Trust. It was used by the Youth Hostel Association from 1934 until 1983. Thereafter it fell into relative disrepair before work commenced in 1998 on a complete restoration project to restore the waterwheels and install a turbine. In 2012, a recycled pair of millstones was installed, driven by electricity to enable the Mill to operate all year round. The National Trust acquired the 19th century mill house in 1983 and developed a tearoom and toilets.
- 2.4 The Parish Church of St Mary (Listed Grade II) in Houghton, mentioned in the Domesday Book (1086), is built in the Perpendicular style, mainly 14th century but with a 13th century chancel rebuilt in 1851 and an embattled west tower with a spire containing five bells. The chancel has an elegant piscina (double stone basin) and a stone seat in early English style. The pulpit was made in 1893 from the wood of a tree from Houghton Hill House. A new stained glass window was installed to commemorate the Millennium.
- 2.5 The former Parish Church in Wyton, listed Grade I, dates from the early 13th century with a 14th century chancel and a 19th century north aisle.
- 2.6 The many attractive houses and cottages which border the streets and lanes of Houghton and Wyton form one of the distinctive features of the parish. The oldest surviving houses were originally yeoman-farmers' homes and of timber construction. These tend to be situated on the

principal streets and basically consist of three rooms on the ground floor and three rooms above. Another style of housing to be found in the village is that of husbandmen or lesser farmers, usually found down back streets and lanes. The village also boasts some remaining examples of labourers' cottages. Within the parish there are 57 listed buildings (of which three are Grade II*).

- 2.7 With the coming of the Enclosures Act in 1773 and new farming techniques, the reliance on farming as the major source of employment began to decline and with this many of the older houses disappeared or fell into disrepair.
- 2.8 However, from about 1840 onwards the villages became very popular, partly due to the river Great Ouse and the popularity of holidaying and spending leisure time on the river. This attracted a new style of gentry to the village who built the grand houses of the village, including Houghton Hill House, Houghton Grange, The Dingle, The Elms and Houghton Manor. During this period many earlier houses were modernized and extended, disguising their origins.
- 2.9 Wyton experienced the first post-war expansion when a small group of council houses was built at Manor Close in the 1920s. This was followed by the construction in Houghton of Hill Estate (1952) and Brookside (1966). A controversial estate of nearly 50 bungalows was later built at Victoria Crescent, gaining contemporary praise for their design. Between 1975 and 1978 three new developments were constructed on the land of Manor Farm in Wyton, these being St Margaret's Road, Loxley Green and Warren Close.
- 2.10 The Ministry of Defence sold off housing adjacent to the airfield in 2000, creating a new community. This was followed by the development of Pine Hill Park, consisting of around 50 park homes located along Sawtry Way. The village of Houghton and Wyton has expanded significantly since the 1950s, but has managed to retain its village character.

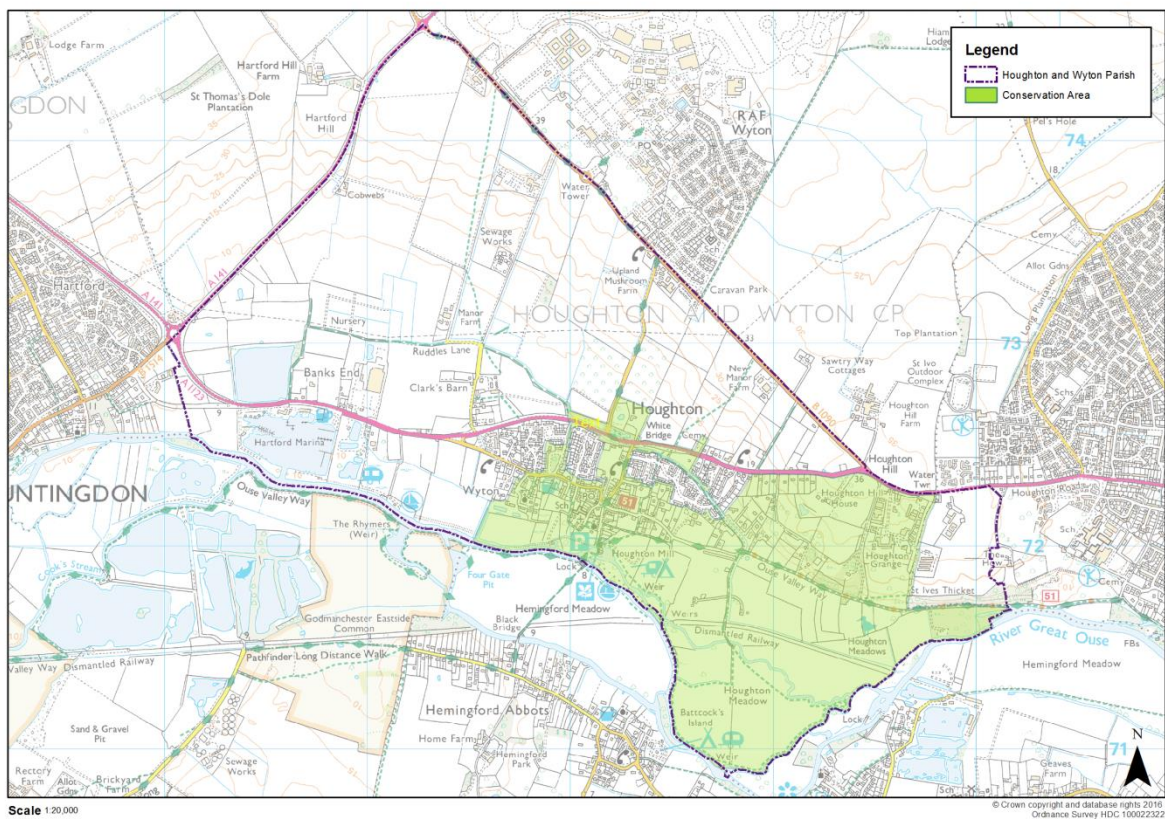
Houghton and Wyton today

- 2.11 The Parish of Houghton and Wyton is in a particularly attractive area of the Great Ouse River valley with splendid riverside meadows and the rising landscape towards the North providing a backdrop to the river views.
- 2.12 Located on the western side of East Anglia there is good road access North and South via the A1 and East and West by the A14. Huntingdon is on the East Coast main railway line with fast services to London and the North. The new guided bus has proved successful allowing improved access for residents going to Cambridge and tourists from Cambridge visiting the Parish.
- 2.13 Local services are provided by Huntingdon (with its local hospital) and St Ives, both within three miles. All major services are at Peterborough and Cambridge, twenty miles away, and include the University, Addenbrookes and Papworth Hospitals (all world class).
- 2.14 On the south side of the A1123 are Daylock Marine Services and Hartford marina, together with its restaurant, flats and floating lodges, providing leisure activities on the river, plus holiday and permanent accommodation. On the north side of that road is Huntingdon and Wyevale garden centre, a shopping destination attracting people from a wide area. Further towards Hartford is a commercial fishing lake.
- 2.15 On the northern edge of the Parish, along the south side of Sawtry Way, is a commercial area, opposite RAF Wyton, providing local employment and opposite Wyton-on-the-Hill is Pine Hill Park mobile homes providing low-cost housing for the over 55s, in an attractive hillside setting. Closer to St Ives is Houghton Equestrian Centre which is a high quality facility for horse owners

and visitors and provides local employment. Nearer the village on the eastern side of Mere Way is an alpaca farm which may develop as a visitors' centre.

- 2.16 Within the village there are two pubs, three small shops, and a mini-supermarket which houses a post office. The village also boasts a successful primary school and St Mary's Church. The river provides the southern boundary and there are the navigation lock and the historic flour mill, caravan park, car park and tearooms managed by the National Trust which together form a major tourist attraction.
- 2.17 The Conservation Area boundary was re-drawn in 2012 and covers an area of considerable historic, architectural and archaeological interest demonstrating more than a thousand years of continuous settlement.

Figure 2 Houghton and Wyton Conservation Area



- 2.18 The parish is thus an attractive place to live and to visit therefore the neighbourhood plan aims to maintain and enhance this situation. Therefore a wide range of topics have been considered in producing the Neighbourhood Plan.

Green spaces



- 2.19 The built-up area of the village has very little land that is not developed. The existing green spaces provide recreation opportunities, open vistas and a refuge for wildlife. They form a key aspect in the character of the village.
- 2.20 In the remainder of the Parish a large proportion of the land is agricultural which creates the rural environment in which the village sits.
- 2.21 The land that forms the green gaps between the parish and its neighbours are of particular importance.

Tourism



- 2.22 Due to its location, history and character, the parish is a popular destination for quiet tourism with an estimated 100,000 visitors per year, many of whom stay in the National Trust caravan park or local B&Bs. Visitors can enjoy the River Great Ouse, its lock, meadows and see the flour grinding at the historic National Trust Mill. The village centre with its attractive clock tower provides shops and a public house for both visitors and residents.
- 2.23 Walkers can ramble across the meadows, take the village trail to view a wide range of older buildings or walk one of the varied footpaths such as the one which gently climbs up to Wyton on the Hill for uninterrupted views across the Ouse Valley. Winding its way through the village, the Ouse Valley Way National Footpath provides easy walking access to St Ives, via the attractive Thicket Path, or to Godmanchester by the river through fields and past fishing lakes of the nature reserve. For those wishing to get on the water, the local boat hire and the marinas provide facilities for river craft and anglers, who also enjoy the local fishing lakes.
- 2.24 Tourism is thus a major contributor to the local economy supporting employment and business. Developments that support tourism are therefore encouraged but only if they do not have a negative impact on residents or the character of the area.

Leisure, recreation and community

- 2.25 The village is very active and the Parish magazine, delivered free to all households, is a great success in keeping everyone informed. There are good sports facilities for football, numerous cricket teams, tennis, keep fit and bowls on the Playing Field plus two play areas for younger children. Also located on the playing field are the Pavilion, the Scout Hut and Tennis Club hut. The Pavilion and the Memorial Hall provide indoor venues for a wide variety of clubs and organisations from Pilates to the Gardening Club and cater for all ages from toddlers to the over-sixties. The School, St Mary's Church and the St Mary's Centre offer further indoor venues.



- 2.26 In early December, the Clock Tower, shops and pub are festooned with twinkling lights and a large Christmas tree is erected ready for the great 'switch on' by Father Christmas.



- 2.27 Feast Week takes place during the first week in July. Activities through the week have included a bowls match, an angling contest, a duck race, junior tennis, a Quiz night, and a car treasure hunt. Something for everyone!



- 2.28 A new mini music festival started in 2013 and due to its success was repeated in 2014 and 2015. It is hoped this will continue as a regular event in the future.

Infrastructure

- 2.29 The A1123 is one of the busiest non-arterial roads in Cambridgeshire and divides the village from the rest of the Parish to the North. The community feels access to and from the village is arduous at busy times and could be considered dangerous at all times. The lack of pedestrian crossings reduces access to the village by other parishioners, limits the use of footpaths to the North and is one reason for the lack of stops for the guided bus. However the serious noise pollution from the road has recently been reduced by a new quieter surface.
- 2.30 Parking in the village is limited, particularly at the beginning and end of the school day, resulting in congestion and frustration. The centre of the village is called the 'Green' which is the junction of five roads and is a through bus route. It is the heart of the village and its character must be preserved according to the Neighbourhood Plan Survey
- 2.31 There are no public toilets in the village despite the large number of visitors.

Business



- 2.32 There are 894 economically active residents (16 to 74 years) in the parish. Of these people, 50% are employed and 12% are self-employed. In total, 25% of the population is retired. ¹
- 2.33 From the recent NP survey there are approximately 300-400 people employed in businesses located in the Parish.

Housing



The Parish has the full range of dwelling types ² : Accommodation type	% of Total
Detached house or bungalow	51
Semi-detached house or bungalow	20
Terraced house or bungalow	5
Flat, maisonette or apartment	9
Caravan, other mobile or temporary structure	15

81% are owner occupied and the rest rented.

- 2.34 There are 826 households in the parish with a population of 1,817 giving an average household size of 2.2 persons. The age profile for the parish shows a low proportion (17%) aged less than

¹ 2011 Census

² 2011 Census

20 years compared to the district average of 24%. By contrast, the parish has a high proportion of people of retirement age – 26% compared to a district average of 16%³.

- 2.35 There is relatively little deprivation in Houghton and Wyton although 17 households reported overcrowding and 31 do not have central heating.⁴

Areas of distinctive character



- 2.36 The many attractive houses and cottages which border the streets and lanes of Houghton and Wyton form one of the distinctive features of the parish.

Quality of life



- 2.37 Residents reported their health as follows (2011 census):

- Very good = 857 (47%)
- Good = 646 (36%)
- Fair = 245 (13.5%)
- Bad/very bad = 64 (3.5%)

- 2.38 The parish provides an excellent quality of life and the maintenance of this is a priority for its residents. The recently enlarged Conservation Area recognised the importance of the special character and history of the village and the residents feel passionate about keeping this together with the preservation of the green spaces within the village and maintenance of the existing biodiversity within the parish.

- 2.39 This quality of life is considered to be under threat from two major and associated issues⁵:

³ 2011 Census

⁴ 2011 Census

⁵ 2013 neighbourhood plan Survey

- The continual growth of traffic on the A1123 and through the village which:
 - increases the delays and dangers of the village access points;
 - forms a barrier to the integration of the Parish to the north of the road with the village;
 - places increased pressure on parking in the village.
 - produces pollution (noise and emissions)
- Housing developments:
 - on the eastern edge which threaten the Parish's independence from St Ives;
 - piecemeal building to the west of the village which could result in a continual ribbon of development along the A1123 from St Ives to Huntingdon.

3 VISION AND OBJECTIVES

Challenges for Houghton and Wyton

- 3.1 The Neighbourhood Plan seeks to address, as far as is possible, the challenges that face the community of Houghton and Wyton. In summary these challenges are:
- **The need for increased sustainability** – in particular, reflecting the global threats of dependence on fossil fuels and imports for our basic food supply.
 - **Managing the pressure for new development** – and ensuring that the village remains as a village.
 - **Retaining the vibrancy of the retail outlets on offer** – particularly by taking advantage of opportunities to expand the shopping facilities in the village.
 - **Protecting the green spaces in and around the parish** – taking the opportunity to preserve and enhance green areas within and around the village.
 - **Retention of community assets** – recognising what these are and ensuring they are adequately protected.
 - **Improvement of facilities for community groups** – and ensuring that facilities continue to be maintained to a suitable standard to support a range of community activities.
 - **Car parking** – addressing problems in the village and the associated effects this has on the retail and services offered in the village.
 - **Addressing the housing needs of younger and older members of the community** – by ensuring that housing is developed which can provide flexibly for this range of needs.
 - **Providing appropriate employment opportunities** – particularly for small rural start-up businesses that need appropriate premises on flexible terms.
 - **Taking advantage of the tourism assets** – but in a way that ensures the additional visitors do not have a detrimental impact on the landscape, biodiversity or the quality of life of residents.
 - **Protecting and enhancing the character** – by improving the appearance of the conservation area and the setting of listed buildings in Houghton and Wyton.

Vision for Houghton and Wyton

- 3.2 The vision for Houghton and Wyton is as follows:

We are an active, thriving, dynamic and cohesive community; proud to live in this special landscape which we are keen to share with others.

- 3.3 Our vision is of a parish that continues to be centred on the single village area of Houghton and Wyton. It will maintain and develop its character and retain its separate identity and location away from other nearby settlements. Our vision is of a village which links with its surrounding areas whilst retaining the historic centre as its heart:

- Links with the rural areas to the north and south and also the vital relationship with the River Great Ouse;
- Links to the east and west, with development at Houghton Grange consolidating its role as part of the single village area, reinforced through better physical linkages and an integrated community.

Protecting the landscape

- 3.4 In order to achieve the vision, it is necessary to protect our special landscape. As the landscape along the Ouse Valley is what makes this such a special place to live and visit, efforts should be made to enhance and protect the views, and to improve and extend the existing habitats and biodiversity.

Enhancing quality of life in the community

- 3.5 It has been commented upon that the people living in the parish are a 'dynamic and resourceful community'. It is vital that the potential of the existing assets of the parish are maximised to further improve the quality of life of the residents. To this end it is important for residents to be connected both physically through public transport links, cycleways, bridleways, footpaths and the river as well as electronically through maintaining and improving good broadband connections and mobile telephony. The A1123 road, with its issues of traffic volume and safety, will continue to be a main focus to improve villager's quality of life.
- 3.6 To develop our community further we are keen to explore opportunities that ensure the community grows stronger and more self-sufficient. For a truly sustainable community we are seeking to extend retail opportunities and improved access to public transport. If the pub and village shop were ever sold, the community has stated that it would be prepared to take over these vital village assets. We are also keen to maintain and extend the village clubs and societies and especially the playing field at the heart of the village, as these organisations and facilities form the backbone for the community.
- 3.7 At the heart of the village lies the Village Green which is beginning to look tired and does need an injection of new life. Car parking in the village is a major issue for residents, shoppers and visitors alike, and solutions need to be found which avoid the heart of the village being clogged up with parked cars.

Providing appropriate employment and tourism opportunities

- 3.8 Historically, employment in the village would have relied heavily on farming. When the village and surrounding area began attracting artists at the turn of the century, catering for the needs of visitors increased in importance. Our vision is to capitalise on this special place where we live and to extend and improve the visitor experience thereby increasing employment in this sector.
- 3.9 Currently there are approximately 300–400 people employed in businesses in the parish. We wish to increase this by encouraging the development of rural and craft workshops.
- 3.10 It is estimated that there are in excess of 100,000 visitors to the village every year,⁶ whether visiting the Mill, camping, cycling or walking. We would like to see this increased along a theme of 'quiet tourism' which could include, for example, expanding camping/tea room facilities, extending boat hire and moorings and developing fishing lakes, horse-riding and chalets.

⁶ Estimated over 100,000 visitors visit the National Trust Mill Car Park

Objectives of the Neighbourhood Plan

- 3.11 The objectives of the Neighbourhood Plan as identified through engagement with the community are as follows:

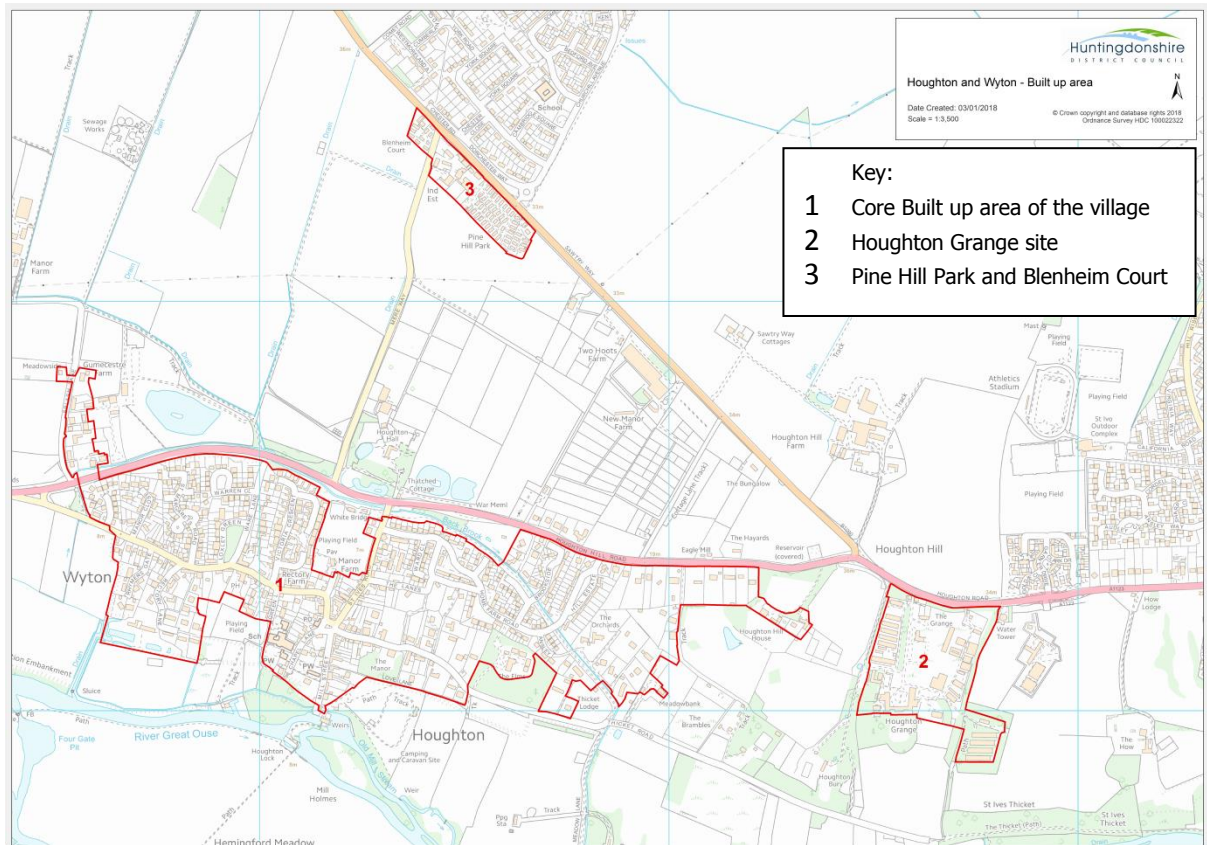
Objective	HWNP policy
Objective 1: To protect and enhance the green spaces of importance within the parish and to resist the loss of the best and most versatile agricultural land.	1,2, 3, 4, 5, 6, 7
Objective 2: To protect and enhance the views identified in the conservation review (2012) that characterise the village.	1,2,3,4,5, 6, 7
Objective 3: To retain the separate identity of Houghton and Wyton as a small rural village and avoid any further merging with neighbouring towns and villages.	1, 3, 7
Objective 4: To protect and enhance the range and distribution of biodiversity in the parish.	2, 3, 4, 5, 6, 7
Objective 5: To promote the growth in appropriate 'quiet tourism' (i.e. tourism which respects the character of the countryside) in order that the beautiful countryside of the River Great Ouse and meadows may be shared with visitors.	2, 3, 7, 8, 9, 10, 11, 13,17
Objective 6: To expand existing agricultural and rural visitor facilities and attractions and develop appropriate new opportunities.	2, 8, 9, 10, 11, 12, 15
Objective 7: To provide accommodation for arts, crafts and leisure activities to meet the needs of the local community and visitors.	8, 9, 10, 11, 12,15
Objective 8: To support the retention of existing local services and businesses in the parish and actively encourage the development of new, small-scale businesses which benefit the community and visitors.	8, 10, 11, 15
Objective 9: To encourage the appropriate development and diversification of agricultural and other land based rural businesses.	3, 8, 9, 10
Objective 10: To support small scale housing development schemes that are in keeping with the existing character of Houghton and Wyton.	1, 2, 7, 9, 12, 13,16, 17
Objective 11: To resist the loss of holiday accommodation within the parish to permanent residences.	8, 10
Objective 12: To maintain and enhance the distinctive Character Areas of the Parish as well as protecting the conservation area and the parish's historic and listed assets.	4, 5, 12,17
Objective 13: Increase the provision of housing that enables older people to downsize to a dwelling size and style appropriate for their changing needs.	16
Objective 14: To ensure maximum safety to road and footway users in the parish by improving traffic flow, car parking and public transport links.	12, 13, 16, 17
Objective 15: To control infrastructure developments so that the village's open and quiet character and its varied fabric is preserved and improved, while meeting the needs of the residents.	4, 5, 12, 13, 17
Objective 16: To steer new development to areas of lower flood risk as far as possible.	1, 4, 9, 10,11,14, 15,16,17

4 BUILT UP AREA

Policy justification

- 4.1 The NPPF makes clear distinctions between built up areas and the countryside. To assist with interpretation of the neighbourhood plan's policies, built up areas have therefore been defined and mapped; all land outside the defined boundary is deemed to be countryside and subject to policies influencing development outside the built up area.

Figure 3 Houghton and Wyton built up area



Policy

Policy HWNP1 - Houghton and Wyton built up area

The built up area boundary for Houghton and Wyton is shown on Figure 3 above.

A built up area is defined as a distinct group of 30 or more homes and their immediate surroundings.

Other areas outside the built up area are part of the open countryside.

Proposals for development within the built up area will be guided by the relevant Neighbourhood Plan policies and other policies in the development plan.

Proposals for development outside of the defined built up areas will be acceptable where they comply with relevant policies for building in the countryside.

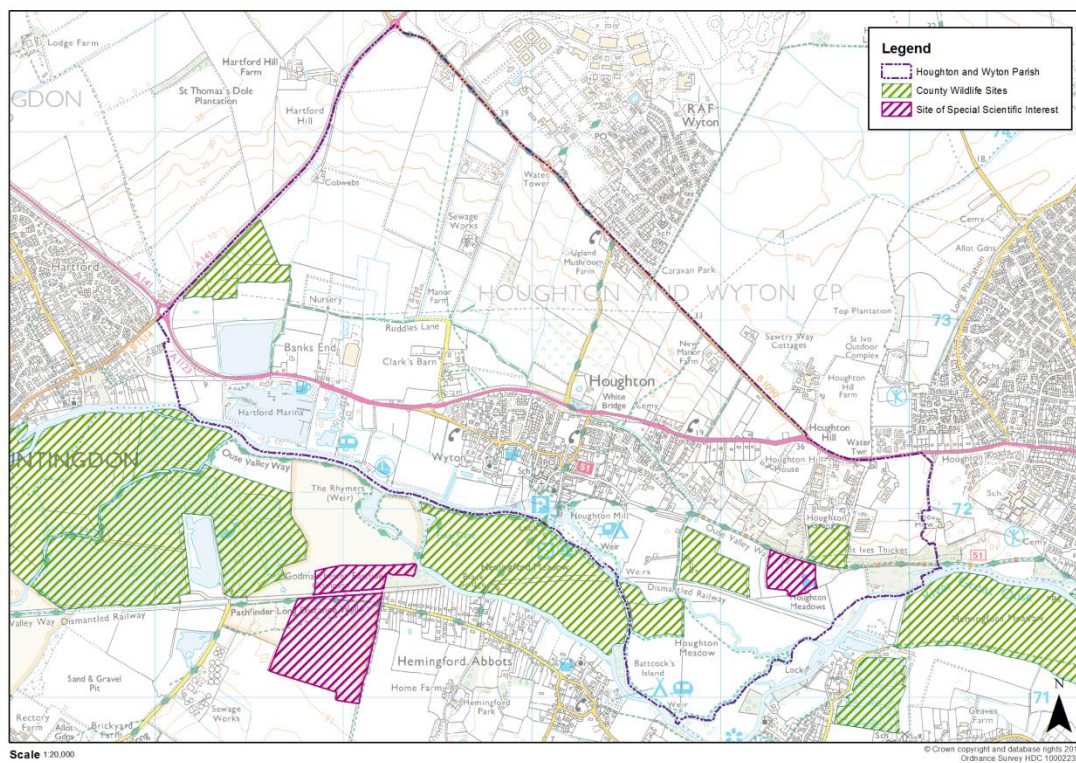
Objectives addressed by Policy HWNP1	1,2,3,10,16
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5 NATURAL ENVIRONMENT

Policy justification

- 5.1 The NPPF recognises the local ecological networks and the hierarchy of designated sites. This policy seeks to recognise all the designated areas and welcomes developments that enhance or extend ecological corridors connecting them.
- 5.2 Within the parish there is a nationally recognised Site of Special Scientific Interest (SSSI) - Houghton Meadow - as well as important habitats recognised as County Wildlife Sites (CWS). The purpose of these policies is to highlight those sites already designated and to provide a level of protection for non-statutory areas such as CWS. It aims to prevent harm through the direct and indirect impacts of development.
- 5.3 The Lawton Review concluded in 2014 that the protection of wildlife sites in isolation was not sufficient to protect England's biodiversity. The review identified the need for establishing a coherent ecological network that is more resilient to current and future pressures, which can be achieved by creating bigger wildlife sites of better quality which are better connected.

Figure 4 Map of SSSIs, CWS



Policy

Policy HWNP2 - Protection of sites

All new development should protect and, wherever possible, enhance biodiversity and establish, enhance or extend ecological corridors and the connectivity between them.

Development on land within or outside a SSSI likely to have an adverse effect on a SSSI interest, either individually or cumulatively, should not normally be permitted. Where an adverse effect is likely, permission should only be granted where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the site's features and any wider impacts on the national network of SSSIs.

Objectives addressed by Policy HWNP2	1, 2, 4, 5, 6, 10
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Prevention of coalescence with St Ives

- 5.4 Working together with policy HWNP1, this policy seeks to protect the village character and distinctiveness by retaining and enhancing a clear and obvious open land gap between the village and neighbouring market town of St Ives.
- 5.5 Historically the land identified in Development Plan documents separating Houghton & Wyton from St.Ives has comprised that land extending east of Houghton Grange and being made up of the St.Ives Golf Course, BBSRC Field and Thicket Wood.
- 5.6 Previous Inspectors of Development Plan documents have carefully described and defined the area in question using various terms such as 'green gap', 'open gap'; 'separation' and 'green wedge'. They have valued its importance using comments that it 'should not be impinged upon', 'not compromised' and 'should be protected', including that it was 'vital'.
- 5.7 The Inspector of the Core Strategy 2009 stated that 'separation should be retained' and during preparation of the plan, the SHLAA 2009 specifically excluded the BBSRC field from development for this reason.
- 5.8 Whilst recognising the vital importance of maintaining a gap between village and town, subsequent plans have allowed some development of the town westwards and onto the northern section of old St.Ives golf course. In so doing this has reduced the area of land capable of physically separating the communities.
- 5.9 The depletion of historic land area once making up the 'green gap' now means that the BBSRC field occupies the only undeveloped frontage adjoining the A1123. It represents the last undeveloped and largely open area of agricultural and grassland countryside east of the village, as well as running north to south, uninterrupted from the A1123 south to the Thicket.
- 5.10 As a consequence the BBSRC field has gained importance in ensuring anti coalescence is maintained.
- 5.11 Whilst the BBSRC field together with the Thicket wood immediately to the south of it, remains the cornerstone of this policy, it should be noted that the surrounding areas of land which knit together in a patchwork across Houghton Hill, and continue to include the remaining undeveloped southern slopes of the old golf course (although not within the designated area of

this Neighbourhood Plan) ; the county wildlife site (south of Houghton Grange); as well as the albeit secondary, more manicured gardens belonging to the scattering of houses west of Houghton Grange; are all now increasingly important in helping to maintain the perception of separation.

- 5.12 Whilst recognising an increased reliance upon the wider area working together to deliver the objective of anti coalescence, the Core Strategy 2009 does not include a specific anti-coalescence policy which brings these areas together and defines them as a gap.
- 5.13 The importance to the community of anti coalescence between Houghton and Wyton the western edge of St Ives has historically been very significant. This continues to be the case as evidenced through the funding of a court case, a petition of over 700 signatures and many letters to the District Council on the subject as well as the Neighbourhood Plan surveys and consultations. It is the opinion of the community of Houghton and Wyton that, with the growth of neighbouring St Ives, assimilation would not be possible without totally destroying the historic character of the parish and the settlements.
- 5.14 It is therefore the purpose of HWNP policy 3 to define and protect those areas of land responsible for delivering both the actual and perceived anti coalescence of village and town as experienced from road, footpaths, meadow or river.

Policy justification

- 5.15 Huntingdonshire is characterised by a variety of individual towns and villages. However, as stated in the Local Development Scoping Report 2007 which informed the Core Strategy 2009, the extent of urban development over the past 50 years has transformed the appearance of its market towns and has also had a major impact on many of the villages. It went on to say that in some cases this has led to the incorporation of previously distinct settlements such as Eaton Socon (St. neots) and Hartford (Huntingdon).
- 5.16 Houghton and Wyton can contribute to maintaining this rich tapestry by way of ensuring the continued separation between the built up area of the village and the town of St Ives. This will help to protect the special character of Houghton and Wyton which has a clear and distinct identity as a village from that of St Ives as a market town.
- 5.17 The landscape of Houghton Hill is valued as a significant and unique topographical feature in the area forming a key element in long distance views across the Ouse Valley and contributing to the setting of both Houghton and Wyton and St Ives.
- 5.18 Historically Houghton Hill House and Houghton Grange stood in extensive grounds somewhat detached from the eastern end of Houghton. Housebuilding since the 1950s has extended the village eastwards such that Houghton Hill House is now connected to the eastern end of the defined built up area. Houghton Hill house has an entrance from the A1123 with a section of landscaped garden with ornamental tree cover fronting the road and helping to partially conceal the house.
- 5.19 Next to this is Houghton Grange which has been identified as an allocated development site within the Core Strategy. This site is detached from the core village and when developed will be large enough to create its own built up area. The woodland belt surrounding the site on three sides to the south, east and west, does screen views of the site. This is particularly important on the eastern flank and to the south where it links to Houghton Meadow county wildlife site and leads down to countryside footpaths.

- 5.20 On the northern edge of the site, two large listed gate houses front onto the road on either side of a long wide entrance. A water tower is also situated on the north-eastern corner next to the A1123 and both form landmarks when travelling along this road.
- 5.21 To the north of the A1123 recent development in St Ives has extended westwards such that it now directly abuts the extensive open farmland rising to the north of Houghton Grange; however, this land lies within the parish of Wyton on the Hill and is outside the scope of this neighbourhood plan.
- 5.22 Westward of Houghton Grange, a scattering of individual properties and gardens create a patchwork and populate the ridge and lower slopes before connecting with the built up area of the core village.
- 5.23 The eastern edge is separated from St Ives by a more open and larger tract of land, known as the BBSRC Field. It is the only significant natural grassland area left between the village and the town. It is also the last remaining area of open frontage along the A1123 affording glimpses of long distance views from the road. Taken together with the Thicket wood it is the only area of land which runs uninterrupted by housing north to south from the road to the valley floor. It does contain two small groups derelict buildings on its western edge, formerly used in association with Houghton Grange as a poultry research station. One of these groups is attached to the south western corner of Houghton Grange and has been included within the built up area specified in Policy HNWP1. Once again this is heavily screened from the southern approaches by mature trees.
- 5.24 The District's historical Development Planning documentation stretching back over 20 years has consistently recognised the BBSRC field and Thicket wood as being at the heart of providing the important and substantial separation of Houghton & Wyton from St.Ives.
- 5.25 In the development of the Core Strategy 2009 the BBSRC Field is expressly treated by the source material for Policy CS2 of the Core Strategy as being unsuitable for residential development, precisely because of its importance in forming the landscape gap between St Ives and Houghton.
- 5.26 Further support for the above interpretation comes from the Core Strategy's express saving of Policies EN 15 and EN17 of the 1995 Local Plan.
- 5.27 With the granting of planning permission and current building programme for the old St.Ives golf course, the remaining land i.e. the BBSRC field and Thicket wood, has become significantly more important to maintain separation. However, it is also much more apparent that in order to maintain a meaningful perception of separation, both visually and physically, this now has to work in conjunction with other areas of undeveloped and unallocated land lying between the two settlements.
- 5.28 This policy recognises this need, ensuring that coalescence with St Ives is prevented and the special character of Houghton and Wyton is therefore retained. In doing so it puts the BBSRC field and Thicket wood at the heart of that area essential to ensuring anti coalescence, together with the surrounding area of the County wildlife site (south of Houghton Grange) and the gardens west of Houghton Grange (but excluding the built up areas defined in HWNP1).
- 5.29 The aim of preventing the coalescence of St Ives and Houghton and Wyton has, however, to be balanced against the fact that Policy CS2 of the Core Strategy allocates about 400 houses to a significant greenfield development to the west of the town. Planning permission has been granted for some of these houses a number of which have been built. Decisions as to where the remainder of these houses will be located will be made in the emerging Local Plan.

Policy

Policy HWNP3 – Anti -coalescence

Development proposals should respect the individual and distinct identities of the village of Houghton and Wyton and the town of St Ives. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation between these two settlements, or would lead to their coalescence.

Objectives addressed by Policy HWNP3	1, 2, 3, 4, 5, 9,
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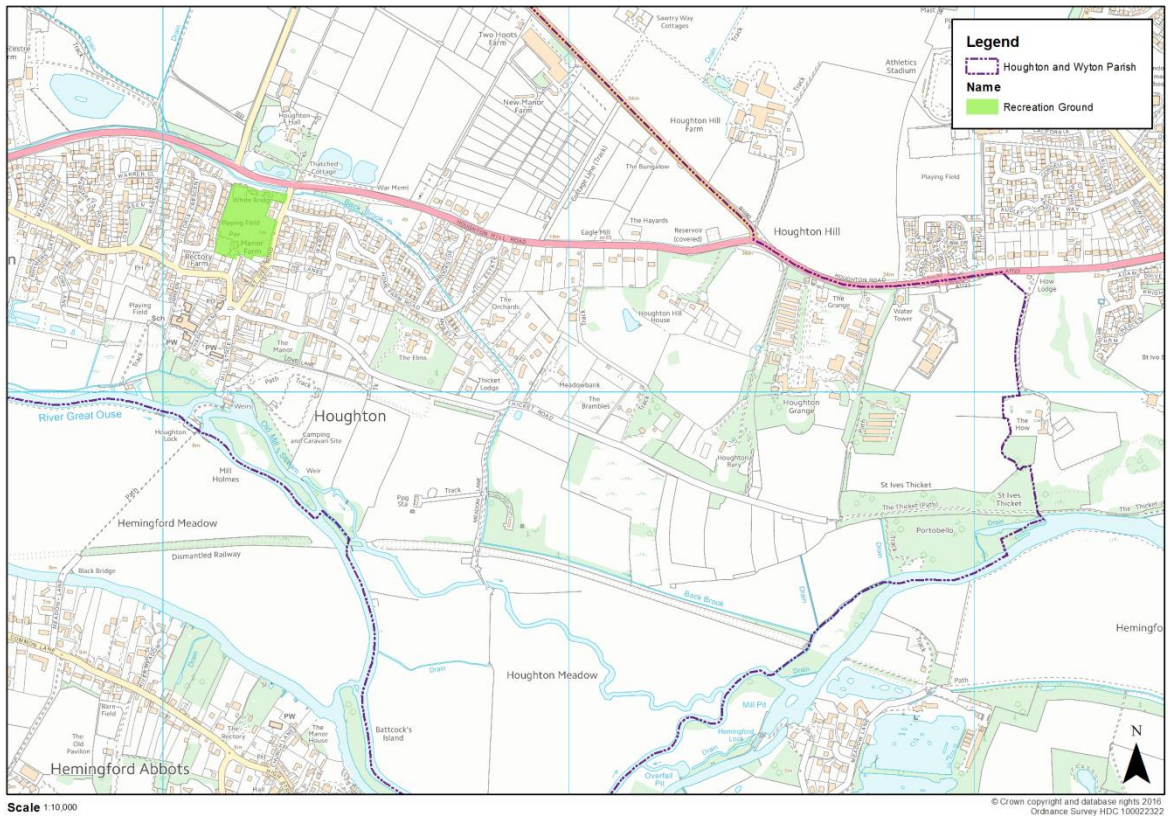
Local Green Spaces

- 5.30 As part of the Neighbourhood Plan process, the community was asked to consider if there were any important green open spaces of value in the Parish. The Neighbourhood Plan seeks to protect this site.

Policy justification

- 5.31 Under the NPPF, Neighbourhood Plans have the opportunity to designate Local Green Spaces which are of particular importance to them. This will afford protection from development other than in very special circumstances. Paragraph 77 of the NPPF says that Local Green Spaces should only be designated:
- *"where the green space is in reasonably close proximity to the community it serves;*
 - *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - *where the green area concerned is local in character and is not an extensive tract of land."*
- 5.32 Whilst the village has seen some development during the second half of the twentieth century, it retains a number of green spaces that contribute to its character and provide opportunities for informal and formal recreation. This policy wishes to see the most important of these spaces protected for future generations.

Figure 6 Map of Local Green Space



- **Houghton and Wyton Playing Field** - because of its recreation value. Lying in the heart of the village with boundaries abutting Victoria Crescent, St Ives Road and the A1123 provides a place for both formal and informal recreation. The field was given in trust to the village and is currently part owned by the Parish Council, which purchased their share in 1962, and the Eastgate Trust. The Playing Field is home to the village football, cricket teams, the village bowls, tennis and 'keep-fit'. The Pavilion and Scout Hut sits on the field, providing a venue for all scouts and guides as well as being available for hire. The field also hosts significant events within the village calendar – Feast week and music festival as well as many other one offs and charity fundraising events. It is a meeting place, dog walking and social recreation place for the village. There is a car park for users of the playing field.



Policy

Policy HWNP4 - Protection and maintenance of Local Green Space

In recognition of the value to the local community , the following area is designated as Local Green Space and will be protected from development other than in very special circumstances:

- Houghton and Wyton Playing Field

This Local Green Space is shown on the map in Figure 6.

Objectives addressed by Policy HWNP4	1, 2, 4, 12, 15, 16
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Verges and Greens

Policy justification

- 5.33 The verges and greens are important because they contribute towards the village’s character and distinctiveness. They also perform a biodiversity function, being a place where various species thrive. It is therefore important that the most significant of these greens and verges are protected. The verges and greens identified for special protection are identified in Appendix 2.
- 5.34 The verges and greens will need to be subject to a separate management plan, to be drawn up by the Parish Council in partnership with the relevant authority.

Policy HWNP5 – Greens and verges

The green areas and verges identified in the appendix are valued for their biodiversity and contribution to the village’s character and distinctiveness. Development that protects and enhances the openness and biodiversity of these areas will be supported. Development that would detract from the special characteristics or biodiversity of these areas will be resisted.

Objectives addressed by Policy HWNP5	1, 2, 4, 12, 15
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Biodiversity

- 5.35 Houghton and Wyton contain a large area of floodplain meadows, some of which is designated but the majority of which is impoverished from a biodiversity perspective. There has been a significant loss of species-richness in the riverside meadows. A key objective for the Ouse Valley area of greenspace enhancement is the restoration of species rich floodplain meadows.

5.36 The aim of this policy is to:

- protect the existing biodiversity assets of the parish;
- enhance the number and range of species, especially those species on Biodiversity Action Plan (BAP) lists;
- create new woodland;
- improve wildlife corridors to create better connectivity
- manage hedgerows appropriately; and
- work with farmers to minimise the damage to biodiversity through their actions.

Policy justification

5.37 Paragraph 109 of the NPPF states that “the planning system should minimise impacts on biodiversity...by establishing coherent ecological networks that are more resilient to current and future pressures.”

5.38 It goes on to state at paragraph 117 that, “to minimise impacts on biodiversity and geodiversity, planning policies should promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.”

5.39 The Huntingdonshire Core Strategy recognises the importance of biodiversity and in particular the sensitive nature of the Great Ouse Valley. Policy CS9 which seeks to create new green infrastructure specifically identifies the need for coordinated action to create new wildlife habitats to increase biodiversity.

5.40 The lowland hay meadows are characterised by species rich swards including, great burnet, meadowsweet, meadow buttercup, yellow rattle and lady’s bedstraw and at Houghton Meadow, down the Thicket, it is recorded that the scarce green winged orchid is present. The great crested newt has been recorded at Houghton Hill.

5.41 The banks of the river and its backwaters are characterised by willows and avenues of black poplar hybrids.

5.42 The river Great Ouse is important for eels, spined loach, tommy ruffe, lampreys and otter. Many dragonfly and damselfly species are also present.

5.43 The sound of skylarks, warblers and nightingales are to be heard in spring and summer and migrating geese are to be seen and heard in Autumn.

Policy

Policy HWNP6 – Retaining and enhancing biodiversity

Development is expected to protect and enhance biodiversity assets including species rich meadows, the River Great Ouse and areas of semi-natural habitat associated with the river. If significant harm resulting from a development cannot be avoided, adequately mitigated or, as a last resort, compensated for, permission will be refused.

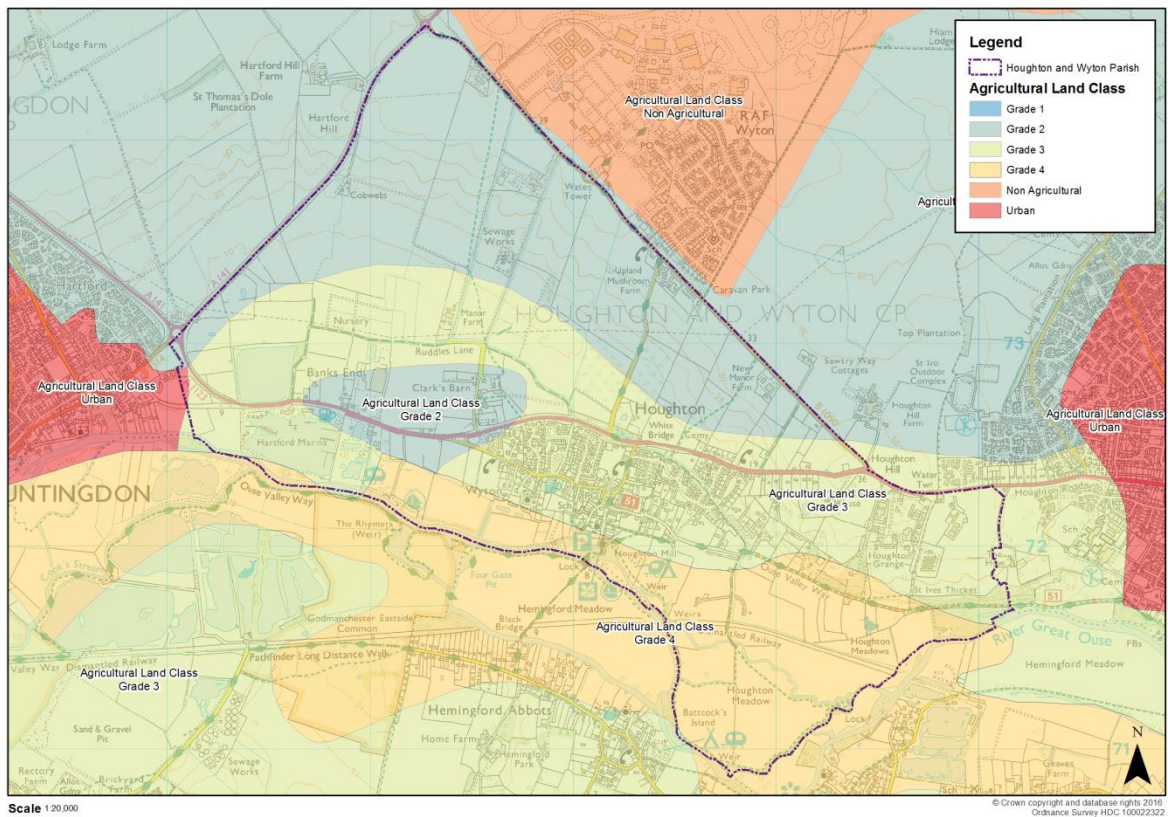
Objectives addressed by Policy HWNP6	1, 2, 4
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Protection of agricultural and grazing land

Policy Justification

- 5.44 The history of the parish is intertwined with farming and with cattle grazing before going to market at St Ives. Indeed the Splash on the A1123 was the watering stop for cattle travelling to market. With the loss of all the farms within the settlement has come the loss of grazing and agricultural land.
- 5.45 Figure 7 shows the agricultural classification of land in the parish. This shows that there is a significant amount which is classed as Grade 2 (very good) with a proportion that is also grade 3 (good to moderate).

Figure 7 Agricultural Land Classification



5.46 Paragraph 112 of the NPPF states:

"Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality."

5.47 Existing landowners who graze within the parish have highlighted the lack of grazing opportunities for farming their alpacas, cattle and goats. Policy HWNP7 therefore seeks to ensure that Grade 1, 2 and 3a agricultural land can only be brought forward for development if it can be demonstrated that it has not recently been in agricultural use and has little prospect of being brought back into productive use in the near future. The land must not have been farmed for at least two years, a period intended to ensure that speculative applications for development of high quality agricultural land are avoided, whilst at the same time still providing an opportunity for agricultural land that clearly has no prospect of re-use to come forward and address any additional needs over the short term (i.e. the next five years).

Policy

Policy HWNP7 – Protection of best and most versatile agricultural land

Development of best and most versatile agricultural land (as defined in the NPPF) will normally be resisted unless it can be demonstrated that significant development of agricultural land is necessary and no other land of a poorer agricultural quality is available.

Objectives addressed by Policy HWNP7	1, 2, 3, 4, 5,10
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6 TOURISM

Tourism development

Policy justification

- 6.1 One of the key themes in the NPPF is supporting a prosperous rural economy. Within this it recognises the importance of tourism as part of that. Paragraph 28 states that neighbourhood plans should:

"...support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres."

- 6.2 Visitors to Houghton and Wyton are attracted to the National Trust Mill, Houghton Equestrian Centre, Huntingdon Wyevale Garden Centre, the River Great Ouse, and for the many walks and cycleways around the countryside and village. This tourism is one which respects the sensitive nature of the environment, in particular the species-rich meadows and the landscape stretching along the Ouse Valley.
- 6.3 Such 'quiet tourism' should be welcomed, recognising the economic benefits it brings to the local and wider community. The mantra of quiet tourism is, 'take only photographs, leave only footprints'.
- 6.4 Examples of the types of tourism which are acceptable include:
- Foot/cycle paths where they improve access to the parish, are safe and as long as no deterioration is caused to the environment.
 - Mooring or marine establishments on the waterways which conform to the environmental criteria identified elsewhere in the Neighbourhood Plan.
 - Activities which do not cause harm to the network of protected habitats and landscapes.
- 6.5 The following indicates examples where changes to the tourism enhancement would not be acceptable because they would not accord with the principles of quiet tourism:
- Trail/dirt bike tracks
 - Large, regular music festivals.
 - River racing using high volume motor boats, river water skiing and wake-boarding.
 - Unauthorised camping/trailer sites.
- 6.6 Temporary activities may be considered appropriate but the location where the activities occur should be left in a condition as was originally seen and the natural habitat should in no way be affected by pollution or excessive noise.
- 6.7 The purpose of these policies is to attract day and residential visitors so that they can experience the beauty of the landscape, the agriculture, rural activities and attractions which help the parish develop economically through the creation of jobs and visitor spend. This must be balanced with the need to ensure that tourism development is appropriate and does not have a detrimental impact on the quality of life of the community.

Policy HWNP8 – Tourism development

The development and expansion of tourism facilities, attractions and activities connected with day and residential visitors will be supported where the following criteria can be met:

- there are demonstrable economic and social benefits of the proposals; and
- there are no significant detrimental impacts on the existing community, and
- any impacts on the natural environment are capable of being adequately mitigated.

Objectives addressed by Policy HWNP8	5, 6, 7, 8, 9, 11
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Provision of new tourist accommodation

Policy justification

- 6.8 If the tourist economy is to grow, then it is important that tourist accommodation should also be allowed to grow in Houghton and Wyton as well. However, such accommodation should be in keeping with the 'quiet tourism' offer of the wider area. Large scale tourist accommodation, mainly in the form of large hotels, is not considered appropriate because of the impacts that such large numbers of additional residential visitors are likely to have on local residents. In particular this relates to the additional levels of traffic that will be created on the local road network.
- 6.9 Again, the policies in the Huntingdonshire emerging Local Plan pertaining to the impact of development in the countryside should apply where relevant.

Policy

Policy HWNP9 – Provision of new tourist accommodation

Proposals for new tourist accommodation will be supported where it can be demonstrated that the following criteria can be met:

- **The impact on the existing road network would be acceptable;**
- **Pedestrian and cycle access to services in the village is provided wherever possible and ideally via footpaths and cycle routes; and**
- **There would be no adverse impact on the character or appearance of the Conservation Area or the setting of any listed building in the Parish or the countryside**

Objectives addressed by Policy HWNP9	5, 6, 7, 9, 10, 16
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Change of use of tourist accommodation

Policy justification

- 6.10 There is a concern, based on several recent planning applications and permissions in the parish, that holiday accommodation is being changed into permanent residential dwellings. This has two impacts – firstly, it reduces the stock of holiday accommodation, thereby reducing the attractiveness of the local area for overnight visitors; and secondly, it increases the resident population of the parish, with the associated increased burden on services, in a piecemeal fashion.
- 6.11 It is appreciated that if holiday accommodation is no longer a viable business, then it may be appropriate to consider it for alternative uses. However, it is appropriate that any applicant for such change of use should have to demonstrate that the business is no longer viable. This should be done by providing substantial evidence to prove that the business is not viable as tourist or visitor accommodation. It is felt that 18 months is a reasonable time frame as this represents two trading seasons

Policy

Policy HWNP10 - Change of use of existing tourist accommodation to permanent residences

The change of use of existing tourist accommodation to permanent dwellings will only be permitted when it can be reasonably demonstrated that tourist accommodation is no longer viable. Evidence may include details of the business case and marketing of the property as a going concern at a market price over a period of months normally taken to be representative of two trading seasons.

Objectives addressed by Policy HWNP10	5, 6, 7, 8, 9, 11,16
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7 COMMUNITY INFRASTRUCTURE

- 7.1 The intention of the policy in this section of the Neighbourhood Plan are to ensure that there is maintenance and further development, when required of enough locations and places to meet the recreational, educational, social and cultural needs of the residents of the parish.

Provision of new community facilities

Policy justification

- 7.2 A limited range of community facilities has been identified as being needed by the community at this present time. However, it is recognised that, over the plan period, it is likely that new or larger facilities will be needed. Also, existing facilities will need replacing once their ongoing maintenance is no longer financially viable.
- 7.3 Therefore, this policy seeks to provide general support for the provision of such community facilities, as opposed to identifying a finite list or specific locations for the provision of such facilities. It is recognised that the funding of such facilities is constrained and that the limited amount of residential development in the parish means that developer contributions will also be limited. Therefore, it will be important that the local community uses its resources to lever in funds through grants and other means in order to fund the bulk of the cost of any new facility. It is therefore important, where appropriate, that the planning process does not provide costly and unnecessary delays in their subsequent provision.
- 7.4 Where appropriate, the use of private facilities to address the needs of the community and general public will be supported. In particular this could include the provision of public conveniences to serve the village.
- 7.5 Other specifically identified items are a guided bus-stop and allotments. Preferred sites have yet to be identified.

Policy

Policy HWNP11 – Provision of new community facilities

The provision of new community facilities to address the identified needs of the residents of the parish will be supported. These needs could relate to new recreation, leisure, spiritual, social, education and medical facilities.

Objectives addressed by Policy HWNP11	5, 6, 7, 8, 16
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8 TRAFFIC & TRANSPORT

Parking

Policy justification

- 8.1 There are high levels of car ownership locally – 1.56 cars per household in the parish of Houghton and Wyton as compared to 1.47 cars per household in Huntingdonshire district and 1.33 cars per household across the East of England region⁷. This partly reflects the rural location of the neighbourhood plan area but also the limited public transport that is available. The principle bus service (the 1A/1B) operates between one and two services an hour to and from Cambridge and Huntingdon but does not operate in the evenings. Given that there is not expected to be any increase in bus provision to serve Houghton and Wyton then the propensity to increase bus patronage is expected to be very limited. Therefore new development will bring significant numbers of additional cars that will have to find places to park.
- 8.2 In addition, new tourist development will bring more cars into the parish. It is important that a balance is struck between the benefits that this brings in terms of income from tourism, and the loss of amenity for local residents and businesses.

Parking in the village centre



- 8.3 It is important that new development adequately provides for the parking needs arising from it. In particular, development close to the centre of the village – along with additional tourist visits - is likely to create significant levels of on-street parking unless appropriate off-road solutions are provided.

⁷ Source: 2011 Census

Policy

Policy HWNP12 – Parking to serve new development/Houghton and Wyton village

Any proposals to provide additional public car parking to serve the village of Houghton and Wyton will be supported in principle.

Objectives addressed by Policy HWNP12	6, 7, 10, 14, 15
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Access by non-car modes

Policy justification

- 8.4 The community considers that the network of footpaths and cycle paths across the parish is a valuable asset. It wishes to expand this network, both for use by residents and by the tourists that are attracted to the area.
- 8.5 It is vital that, where possible, foot and cycle paths are provided that link to the centre of the village. This is where the majority of services are provided and the extra footfall, that these links will create, will serve to increase the viability of the shops and services in the centre of the village, whilst at the same time not worsening the problems with traffic and parking there. For example:
- From the equestrian centre on Sawtry Way to the cemetery
 - From Meadow Lane opposite the cemetery to the back brook
 - From Houghton Grange to the Thicket which leads to the village centre
 - From the Thicket (opposite the Elms) to the meadows and camp site
 - From Meadow Lane going east along the old railway line towards Houghton Grange
- 8.6 In addition, access to bus services is important to ensure that those without access to a car (in 2011, 9% of the households in the parish did not have access to a car⁸). Therefore it should be easy to access bus stops on foot from new developments that are creating additional movements.
- 8.7 Where there is currently a lack of provision of a good footpath and/or cycle path to the village centre and/or a bus stop within a reasonable distance, new developments which are creating additional movements must seek to address this by providing new access paths. Only where it is physically not possible or demonstrably unviable to make such provision will the policy not apply.

⁸ Source: 2011 Census

Policy

Policy HWNP13 – Access by non-car modes

Any development within the parish which creates additional movements will have to demonstrate that there is good access to the village centre on foot or by bicycle and/or that there is good access to an operational bus route. Where such access is lacking and there is a deliverable solution, new provision must be made towards addressing this.

Objectives addressed by Policy HWNP13	5, 10, 15,
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9 FLOOD RISK AND DRAINAGE

Policy justification

- 9.1 The parish is situated in a river valley with a river that regularly floods and is protected by a flood bank. The longer the river remains flooded the more surface water run-off accumulates in the ditches and the brook, and the risk of flooding increases until the river cannot remove the excess water. The longer the flood plain is covered in water the more opportunity there is of water leakage through the flood protection bank. Water can then flood roads, gardens, houses and parts of the sewerage system.
- 9.2 In the locality a further threat comes from leakage from the existing sewer system and the ongoing silting up of the River Ouse.
- 9.3 In the winter of 2012/13, the village came very close to major flooding problems, with Thicket Road impassable to motor vehicles on several occasions. The Parish Council also received several reports from residents that their houses were on the verge of flooding and that power had been lost, even with sandbags having been deployed.
- 9.4 The 2011 Great Ouse Catchment Flood Management Plan, produced by the Environment Agency, identified the parish as being in a flood risk area where the risks are currently deemed to be appropriately-managed, but where the risk of flooding is expected to rise significantly in the future. The number of properties at risk from flooding in the Houghton/Hemingford/St Ives area could rise fourfold over the next century as existing flood defences are over-topped. Moreover, this assumes that there is no new development, yet within this area there are significant levels of new development already planned.
- 9.5 The NPPF states at paragraph 100 that, "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk."
- 9.6 It is therefore considered prudent that, until new flood defences are put in place, a robust approach is adopted to new development, and developers must demonstrate that it will not cause problems with flooding and drainage.
- 9.7 It should also be recognised that flooding problems do not only come from surface water flooding but also from groundwater flooding. These issues in aggregate can serve to create the problems that have been experienced in recent years. Planning applications should therefore consider both issues jointly. If this serves to create an unacceptable cumulative impact, then an application should be refused.
- 9.8 Adequate surface water management is crucial to help Houghton and Wyton adapt to, and mitigate for, climate change. The National SuDS (Sustainable Urban Drainage Systems) Standards and Building Regulations Part H set out a clear hierarchy for surface water management and it is important that new developments manage surface water through SuDS rather than connecting into the public system

Policy

Policy HWNP14 - Flooding and drainage

Development will only be permitted in areas benefitting from defences where the sequential and exception tests are passed and residual risk of flooding has been considered and it can be demonstrated that the development will be safe.

Any development that which would reduce the flood plain storage capacity of a site will not be permitted unless an alternative storage facility is provided to compensate within the site on a level-for-level and volume-for-volume basis. Reference should be made to the SFRA maps which define the extent of the functional flood plain and any such facilities should be approved by the Environment Agency or other appropriate body.

Replacement dwellings and buildings will only be permitted in areas at risk of flooding if it can be demonstrated that they will be substantially safer and will reduce flood risk, taking into account the effects of climate change.

All developments will be expected to demonstrate that they have followed the surface water management hierarchy to ensure that infiltration and other methods of surface water disposal are considered and provided for ahead of maintaining any connection to surface water sewers. Such developments must demonstrate that, where possible, they have reinstated natural drainage flow pathways.

Any development increasing the demand on the drainage systems is required to provide written confirmation from the appropriate sewerage provider that sufficient infrastructure capacity exists, or that any required increase in sewerage capacity is completed prior to occupation of any part of the development.

Mitigation must be undertaken for all planning permissions for any cumulative impact of surface water and groundwater flooding that would be created by development.

Objectives addressed by Policy HWNP14	16
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10 BUSINESS

Providing for the needs of new and existing businesses

Policy justification

10.1 One of the key themes in the NPPF is supporting a prosperous rural economy. Paragraph 28 states:

"Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*
- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres;*
- *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship."*

10.2 There are over 33 businesses within the parish which does not include those working as sole traders. Over the plan period, it is considered vital to support local services and businesses in order that they may create employment opportunities for residents and local people.

10.3 In particular in a rural location, it is considered most appropriate to encourage small scale businesses which encourage and promote tourism and rural enterprise generally and/or benefit the local community. Many of these businesses will be start-ups and for these people, having access to low cost premises on flexible rents is of paramount importance. The provision of such flexible space within the parish will therefore be welcomed.

10.4 Another feature of the local economy is the enduring, but adapting, agricultural base. Whilst relatively small, it does provide local employment and makes effective use of the land. It is also adapting to new trends with the opening up of farm shops, for example. Such enterprises should be encouraged rather than stifled.

10.5 Support will therefore be given to proposals which demonstrate an active approach to providing sustainable commercial activity within the context of a rural parish.

10.6 The one caveat is the concern over sprawling development along the main routes that surround the built up area of the parish – namely the A1123, A141 and B1090 routes. Along these routes

there are more restrictions on new businesses, as these are not considered to represent the most appropriate locations for such development.

Policy

Policy HWNP15 – Provision for the needs of new or expanded businesses

Proposals for new or expanding businesses will be supported provided they are appropriate to their rural setting and respect the character of the village, the countryside and wider landscape including views in and out of the area. Any such use will need to ensure that its impact on light, noise and air is acceptable.

Proposals that provide suitable space for start-up or incubator businesses develop the Parish's agricultural base or increase retail space in the village centre are particularly encouraged.

The loss of existing retail or other community services and facilities will be resisted unless alternative or enhanced provision is made elsewhere in suitable and accessible locations in the parish or it can be demonstrated that the use is no longer viable.

New development along the A1123, A141 or B1090 should seek to retain existing trees, hedges and ditches wherever possible to protect the rural setting.

Any new development should not increase flood risk. Planning applications for development within the Plan area must be accompanied by a site-specific flood risk assessment in line with the requirements of national policy and advice, but may also be required on a site by site basis based on locally available evidence.

Objectives addressed by Policy HWNP15	6, 7, 8, 16
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11 HOUSING

Small-scale residential development

Policy justification

- 11.1 In 2011 there were 826 dwellings in the parish of Houghton and Wyton. The large majority are located in the village whilst the remainder are spread around the parish – mainly at Hartford Marina in the west and the Pine Hill Park development along Sawtry Way.
- 11.2 Like many old villages, development initially occurred slowly over many centuries and resulted in a stock of very individualistic housing. More recent developments over the last 40 years have tended to be medium scale and of a more similar type. However, the parish remains rural in nature and housing at the edges blends well into the countryside which completely surrounds it and provides the important separation, distinct from neighbouring settlements.
- 11.3 Protecting the separate identity of Houghton & Wyton is a key objective of the Neighbourhood Plan, and retention of this surrounding countryside is crucial to retaining the distinctiveness of the village. Policy HWNP1 seeks to focus development within the built up area boundary, as defined in Figure 3 - development in open countryside should not be permitted if it would have the effect of reducing the separate identity of Houghton and Wyton. In addition, the policies in the Huntingdonshire emerging Local Plan pertaining to the impact of development in the countryside will apply to restrict any such development.
- 11.4 Looking over the plan period to 2036, the Neighbourhood Plan Survey 2013 demonstrated broad satisfaction with the mix of houses currently available, reflecting the broad range of accommodation that residents enjoy across the parish. This ranges from some permanent residency house boats and park homes, which offer low entry price into the area, through apartments to large detached properties.
- 11.5 The demographics of the village reflect those of Huntingdonshire generally with the largest proportion of the population being of retirement age. There is no significant growth- other than via tourism and through development of the Houghton Grange site in the east- envisaged in the local population and very low levels of net migration are expected (based on this limited growth and the popularity of the parish with those already living there). However, the Neighbourhood Plan Survey did highlight that over time there will be a gradual shift towards needing a greater proportion of accommodation for single and dual occupancy (77% respondents agreed) as well as dwellings specifically designed for the needs of older people (80% agreed). Residents want to be able to downsize as they get older but not be forced to move out of the village. Having a stock of smaller properties for downsizing also means that these older people will be more willing to move and release their larger properties back to the housing stock in order that they become family homes again.
- 11.6 Within this, there is also a need to provide affordable housing to address local needs. The neighbourhood plan area has a very low proportion of social rented properties – only 3% - yet for many people currently living in Houghton and Wyton, the price of properties on the open market is prohibitively high. In particular, some young families that have grown up in the village as well as older residents looking to downsize wish to stay living locally but cannot afford to do so. It is important that the provision of new dwellings reflects the needs of these people as well.

- 11.7 This is supported by the Cambridge Sub-Region Strategic Housing Market Assessment (SHMA)⁹ which identified that one-person and couple households will make up the majority of the household increase from 2011 to 2031. In fact, they will represent 96% of the household change over that period.
- 11.8 Development through small-scale, incremental growth enables better preservation of the general housing mix and harmony with the existing character of the local setting and buildings. It is essential that the supply of any new homes is realised in accordance with the distinctive features, scale and grain of the local area. Housing sites must be carefully considered and will only be acceptable where they reflect these principles and are consistent with the neighbourhood Plan taken as a whole
- 11.9 The Huntingdonshire Core Strategy provides the spatial strategy for housing development across the District at present. However, the emerging Local Plan will supersede it and this identifies land at St Ives West for a mixed use allocation), including the land at Houghton Grange. This is the only site allocated or proposed for allocation within the parish.
- 11.10 Whilst the Neighbourhood Plan does not allocate sites for development, it is expected that there will be windfall sites that come forward over the plan period. It is important that they are of a suitable scale to be in keeping with the parish and the village (90% of respondents from the NP survey agreed with small scale developments) Given the restriction on development outside the built up area boundary, most of these small scale windfalls are expected to come forward within the village.
- 11.11 Development proposals that address the needs of the local population will be supported. In particular, this is housing that is suitable for the needs of older people but would also provide opportunities for first-time buyers. Specifically this will be:
- two-bed and also one-bed properties
 - housing for older people.
- 11.12 In order to provide flexibility, it is considered that self-build development should also be encouraged.

Policy

Policy HWNP16 – Windfall residential development

Residential development on windfall sites in the in the village that meets local needs will be supported. In particular, the provision of one or two bedroom units and housing that meets the needs of older people is particularly encouraged. Self build units will be supported on appropriate sites.

Objectives addressed by Policy HWNP16	10, 13, 14, 16
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⁹ Cambridgeshire Insight (2013) *Cambridge Sub-Region Strategic Housing Market Assessment*, for Cambridgeshire authorities

12 DESIGN OF NEW DEVELOPMENT

Policy justification

12.1 Paragraph 58 of the NPPF states that:

"...neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;*
- are visually attractive as a result of good architecture and appropriate landscaping."*

12.2 The Huntingdonshire emerging Local Plan also recognises the importance of design quality based on a thorough understanding of a site and its context. In particular, the Neighbourhood Plan considers the most important aspects to be:

- solutions which reflect their surroundings;
- proposals must contribute positively to the local character, appearance, form and pattern of development through sensitive siting, scale, massing, form and arrangement of new development and use of colour and materials;
- proposals should respect and respond appropriately to the distinctive qualities of the surrounding landscape, and avoid the introduction of incongruous and intrusive elements into views.

12.3 The community has identified design quality as an important issue in order to preserve the character of the village in particular and the parish in general.

Character Areas

- 12.4 A key consideration within the Neighbourhood Plan is to understand how certain areas define the character and feel of that community, and then identify where they are in order to make sure their importance is properly considered when making decisions on future developments.
- 12.5 The parish is characterised by its varied architectural styles, building density and layout, its road and footpath networks and its geographical setting. Together these elements confirm the village's identity as a small rural settlement.
- 12.6 The Neighbourhood Plan Survey recorded the importance that the community places on maintaining and protecting this small and rural character, both now and in the future.
- 12.7 Such areas of 'distinctive character' have been identified. It is important to note that the transitional areas between the distinctive areas are also important to the village scene where the same criteria should be applied, with reference to the relevant adjacent Character Area.
- 12.8 Key defining elements are identified under two headings - those which are common throughout the village and those which are specific to a particular road or street or part of the village.
- 12.9 The common distinctive character elements are:
- The lanes, footpaths and roads at the limit of the village, which have natural and largely untrimmed hedgerows.
 - The height and variety of the historic roof lines and separation between buildings and their interconnecting views.
 - Grass verges are regularly used to define the extent of the road, particularly in the older parts of the village.
 - The many and varied old and mature trees within the built environment. There are examples of such trees in both the older and more recently built areas of the village.
 - The pavements on one side of the road only.
 - The low density and period reproduction street lighting only extending as far as the last of the built envelope.
 - The limited use of white or yellow lines.
 - The low density use of road and street signs.
 - The use of cinder or gravel surfacing to footpaths.
 - The extent of natural and uninterrupted river frontage within the village boundary.
 - The generally low density of telegraph wires, satellite dishes, aerials or solar panels on the roof lines of buildings.
- 12.10 The Character Areas are shown in Appendix 1. Where Policy HWNP17 refers to these Character Areas, it is expected that development should have due regard to the guidance provided in Appendix 1 for the respective Character Area. This applies to the Character Area that the development is in and also to any Character Area where development that is adjacent to it will have an impact upon it.

Policy

Policy HWNP17 - Design of new development

New development will be supported where it can demonstrate that the following criteria are all met:-

- It respects the character or appearance of the village and its heritage assets including the Conservation Area and the setting of the Great Ouse Valley
- It responds positively to the heritage and distinctive features of any Character Area in which it is situated and pays particular attention to the site's topography and height, scale, spacing, layout, orientation and materials
- It is of a high quality design and, where appropriate, is of a distinctive and individual character
- It retains and incorporates, where possible, existing natural features such as trees, hedgerows and ponds
- It takes any opportunity available to provide safe, accessible and well connected footpath and cycle routes to the village centre, and
- Where the development is located at the edge of the settlement it takes account of, and respects the character of adjacent countryside by providing landscaping and / or developing at a lower height as appropriate to reflect its fringe location

Objectives addressed by Policy HWNP17	5, 10, 12, 14, 15, 16
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13 MONITORING

- 13.1 To ensure that the Neighbourhood Plan, in its entirety, strives to deliver an improving quality of life for people in the parish, it is important that its progress is measured against an appropriate index.
- 13.2 The central theme of the Neighbourhood Plan is about improving quality of life. Therefore, it is appropriate that the index of monitoring targets is closely related to quality of life indices. This will be developed by Houghton and Wyton Parish Council in conjunction with the local community.
- 13.3 The monitoring of this index will be undertaken through a questionnaire survey, distributed to every person on the electoral roll. This will be undertaken at least every five years and the results shared and used to influence Parish Council decisions.
- 13.4 The process of producing the Neighbourhood Plan has identified a number of important actions which have not been included in the main body of the Plan. This is because these are not specifically related to land use matters and therefore sit outside the jurisdiction of a Neighbourhood Plan. However, this is not to say that these actions are not important and they are contained in appendix 3 under Community Action Plan and will be reviewed regularly by the Parish Council.

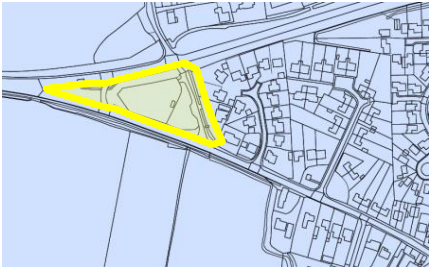
GLOSSARY

- **Affordable housing** - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market
- **Community Infrastructure Levy (CIL)** – a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by the Huntingdonshire District Council.
- **Core Strategy** – the planning policy document adopted by Huntingdonshire District Council in 2009, covering Houghton and Wyton parish. This addresses strategic planning matters and the Houghton and Wyton Neighbourhood Plan, as required by the National Planning Policy Framework, must be in general conformity with the adopted Core Strategy.
- **Emerging Huntingdonshire Local Plan** – the document which, when adopted, will supersede the current Core Strategy. This Local Plan is addressing planning matters up to 2036 and includes strategic allocations which impact on Houghton and Wyton.
- **Intermediate tenure housing** - Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
- **Lifetime Homes** - dwellings that incorporate 16 design criteria which can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. In particular, it ensures that many disabled or older people are able to live within their own home as opposed to a care setting.
- **National Planning Policy Framework (NPPF)** – the national planning policy document which sets out the Government’s planning policies for England and how these are expected to be applied.
- **Quiet Tourism** – tourism which respects the character of the countryside
- **Social rented housing** - Housing owned by local authorities and private registered providers for which guideline target rents are determined through the national rent regime.
- **Strategic Housing Land Availability Assessment (SHLAA)** – an evidence base exercise undertaken by all local authorities to determine the amount of land that has theoretical potential for housing development. All sites put forward are considered for their availability, suitability and deliverability for housing. If a site addresses all of these requirements then it is considered to have theoretical potential for housing development; however this does not mean that the site will be brought forward for development or that a planning application will be granted planning permission. All sites for consideration are collated through a ‘Call for Sites’ exercise which invites anyone to put forward land for consideration through the SHLAA process.

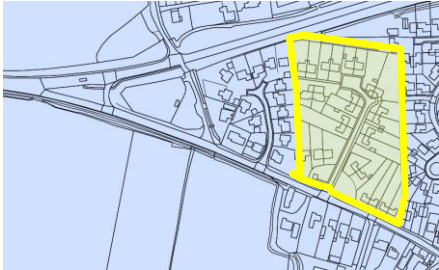
Appendix 1 Character Areas

Figure 7 Character Areas

The Wyton end access road from the A1123



Manor Close



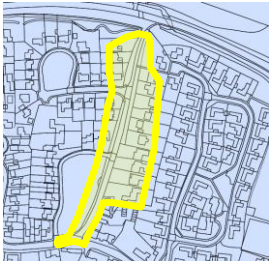
Rectory Lane



Church Walk



Ware Lane



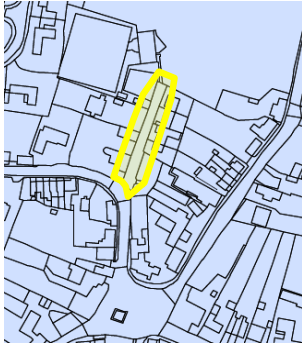
Victoria Crescent



Green Lane



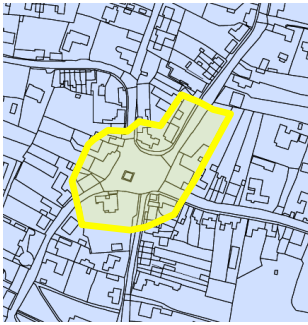
Laughtons Lane



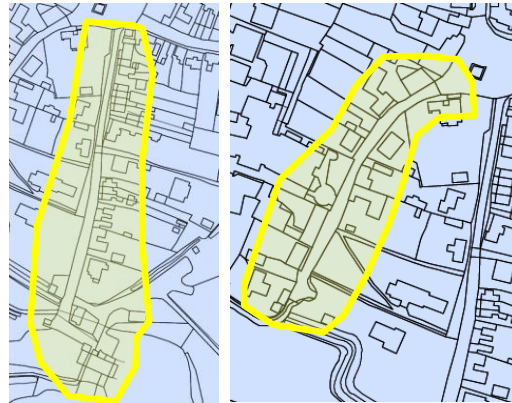
Thicket Road



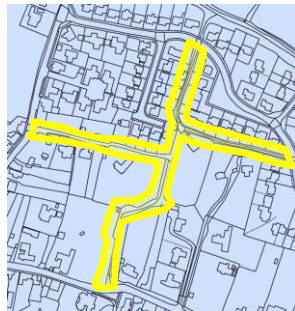
The village centre



Mill Street and Chapel Lane



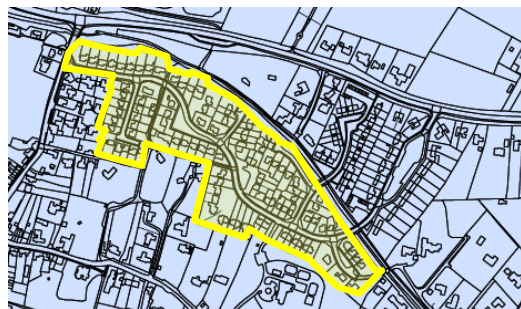
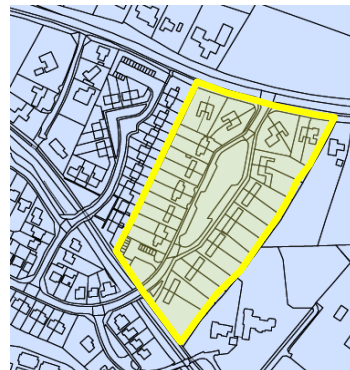
The Lanes



Love Lane



Hill Estate



Home Farm Road

The Wyton end access road from the A1123

- As the Huntingdon Road leaves the A1123 there are a limited number of low rise houses on the left which gives an open character to the village approach.
- There is scope to open up, and protect, the historic sheep splash on the left hand side, as a further character enhancing feature.

- There is also scope to define the rural feel of the village by softening the hard tarmac traffic prioritising entrance and exit to the village using more rural junction design incorporating rustic fencing, signage and grass verges and clear options for cyclists and pedestrians.



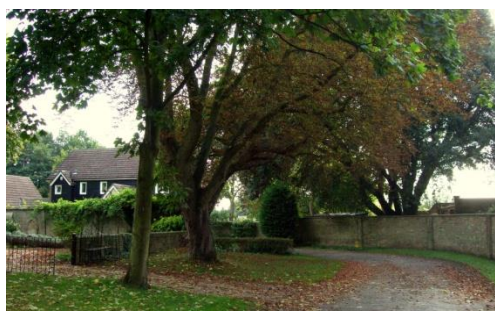
Manor Close

- The wide entrance road, with green verges on either side leads to a small estate of semi-detached houses built in the early 1920s.
- Each of the symmetrical pairs of houses have retained their rendered and painted exterior
- All have relatively large front and rear gardens separated by low level hedging, and each has off street parking provided by a wide driveway between each pair of houses.
- The estate provides an important size of housing in the overall mix of accommodation available in the village.
- This small estate represents an intact representation of a former council house design with generous plots sizes compared to houses being built today, with each house retaining its original appearance, finish and character.



Rectory Lane

- A rural no through road with grass verges and lined with mature trees with access to the Grade 1 listed Church of All Saints Wyton.
- Church Walk, an ancient connecting footpath between Rectory Lane and Huntingdon Road.
- There is a mix of older and modern low density housing with associated low levels of traffic which is in balance with the rural nature of the road.



Church Walk

- Church Walk is a regularly used historic footpath leading from Huntingdon Road, initially between old houses, down to the RAF cemetery and Wyton Church.
- There is limited vehicle access along a gravelled first section for residents of the houses on either side. The surface then becomes a natural rural footpath between old walls and established vegetation on either side as it reaches the church.



Ware Lane

- The ancient trackway is one of the original thoroughfares in the village of Wyton and part of the old main road between Huntingdon and St Ives. It has wide grass verges backed by ditches and hedges on both sides without any road markings and, due to the development of the A1123 past the village, is now a no-through road to vehicles, but still allows cyclists and pedestrians to leave the village towards the north.
- Ware Lane starts at Huntingdon Road. On the left is situated Loxley Green and the modern development of three-storey townhouses, with the 18th century manor farmhouse in the north-west corner. On the right are the modern Old Manor Farm flats.
- Housing development in the lane took place in the early 1970s and on the right hand side there are bungalows, and then dormer bungalows. On the left hand side there are two pairs of detached houses, all characterised by long front gardens and drives which bridge the ditches.



Victoria Crescent

- The houses on Victoria Crescent represent a unique architectural style in the village.
- Designed by Sir Colin St-John Wilson (architect of the British Library) who wanted to offer his own 'inside out' design style in a village environment, laid out in a closed crescent, built in the 1960s.
- Their collective character is of common single storey timber cladding over white exterior walls.
- The single road entry into and out of the crescent creates a private feel as well as preventing through traffic access.

- The building density coupled with the single storey construction has created an open feel to the estate, added to by the open and unfenced front gardens and wide road with verges.



Green Lane

- A no through lane, without pavements narrowing to a rural footpath beyond the school, offering important access to the school and the playing field.
- Unspoilt and open views from the lane across the playing field to the tree lined river bank beyond.



Laughtons Lane

- This is a private unmade road with limited vehicle access for residents.
- Laughtons Lane also provides a well-used pedestrian connection between the centre of the village and the playing field.



The village centre

- The centre represents an historic and important hub to the web of five roads into and out of the village.
- There is an important balance of village history and functionality represented by the clock tower, the Three Horseshoes pub, the old George and Dragon pub, the shop, the Potto Brown statue

and plinth, the listed telephone kiosk and water pump, the period garden wall at Whympers, which frames one side of the square.

- The seating outside the Three Horseshoes adds to the village centre street scene and acts an acceptable traffic calming measure
- There are important vistas from the centre. The church and its spire, the old and mature trees and the listed buildings around the centre.
- The absence of road markings, designated parking areas or the use of urban style signs.
- The limited use of shop signs, advertising signs or posters.



Mill Street and Chapel Lane

- Both are relatively narrow but have an open character helped by no on-street parking.
- Both have limited access with no through traffic use.
- Both have important historic buildings relevant to the village's history. The architectural styles are rich and variable including thatched roofs and those buildings with historical relevance, such as School House.
- The roof lines are varied with spaces between sufficient to provide interconnecting views to other parts of the village including to the Mill and the church.
- Mill Street in particular has a single pavement which changes to characterful cobbles in front of the row of thatched cottages.
- Signage and the entrance to the Mill are unobtrusive and don't dominate the immediate surroundings.



Thicket Road

- One of the longest and oldest access routes to and from the village, The Thicket has a wide and varied mix of old and listed properties.
- There is a single footpath on the right hand side at the more populated end, which becomes a grass verge away from the village centre.
- Grass verges without kerb stones define the extent of the road.
- The pavement runs out at the village limit, and becomes the Thicket Path after the White Bridge
- Along its length there is low density reproduction period lighting provided to the end of the run of houses.

- There is no through route for traffic via Meadow Lane (except for emergency vehicles) with priority given to pedestrians, horse-riders and cyclists using The Thicket for access to St Ives.
- There is limited street signage, or lines controlling parking, maintaining the rural character of the road.
- There are many old and mature trees along the length of The Thicket, and in the gardens of the larger houses. A low natural hedge and open metal railings afford views of the formal Elms gardens.
- Beyond the Elms, there are a small number of houses on the left hand side which all stand well back from the road. This, coupled with the lack of the houses on the right, and the open views across the fields to the river, all add to the rural character of this part of the village.



The Lanes and Love Lane

- These interconnecting Lanes represent historic cart tracks and footpaths offering routes between the village, the river and the Mill.
- Today The Lanes and Love Lane represent a well-used and popular network of unspoilt, natural rural footpaths with minimal street lighting, crisscrossing the village, as they have since the village was established.



Home Farm Road (excluding the three-dwelling development on the corner of St Ives Road built later)

- Home Farm Road represents a style of estate development of its time when it was built between 1968 and 1970.
- Houses are set well back from the road with large front gardens and relatively wide pavements.
- The frontages are laid to a variety of lawns or planted gardens but the overall feel is of open space, without the interruption of high dividing hedges or fences.
- The access roads comprise long sweeping curves which add to the feeling of space and widen the general panoramic views across the estate.
- Mature trees have been retained, which together with the green open spaces, adds a softening and pleasing character to the harder lines of the houses.
- The houses have been built with off road garages and parking which beneficially minimises any on road parking.



Hill Estate

- Built between 1947 and 1952, Hill Estate is a strong example of post war council built housing and layout.
- The red brick semi-detached houses are built on spacious plots with large front gardens.
- The houses face inwards towards the open well-kept green area with mature trees bringing an identity to the estate as a whole.
- The one way circulatory road is respected and contributes to free flow of traffic to and from the estate.
- There is a locally agreed stipulation that prevents on the verge parking. The estate has retained a period block of garages for use by estate residents.



Appendix 2 – Greens & verges

- Ware Lane verge by the side of Loxley Green - is to be managed for wildflowers which attract pollinators.



- The verges down the Thicket and in front of the Manor, The Gardens and Rose Cottage – whilst this might seem unnoticed, they are very much appreciated by residents and visitors as a contribution to village’s open space character.





- Wildflower garden off Victoria Crescent - cleared of rubbish and planted in the mid-1990s, it is important to maintain this area for wildlife.



- The green spaces in St Margaret's Road and Home Farm Road - the green areas amidst the housing developments provide a breathing space and a place for trees to develop for all to enjoy.



- The Green at Hill Estate has provided informal recreation for both children and adults since the estate was built in 1952. The open space provides a green oasis for trees to develop and has been enjoyed in what would be an enclosed housing area.



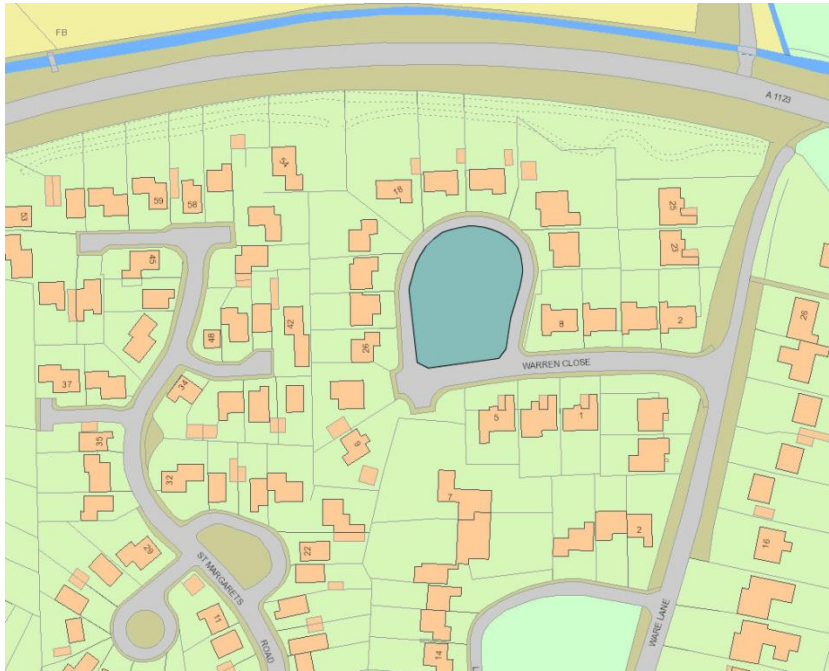
- The Green at Loxley Green (between Huntingdon Road and Ware Lane) When the main farm in the parish, Manor Farm sold land and outbuildings to make way for the mixed housing in Loxley Green between 1975 and 1978, the Green was part of the old track to the farmhouse and maintains some fine old trees. It is used for informal play and street parties today.





- The Green in Warren Close is a small development of alternatively designed housing built between 1975 and 1978. The central green was once a pond and still retains the original willow trees that used to surround the pond. The pond was thought to be the remnants of a moat which once encircled an earlier house.





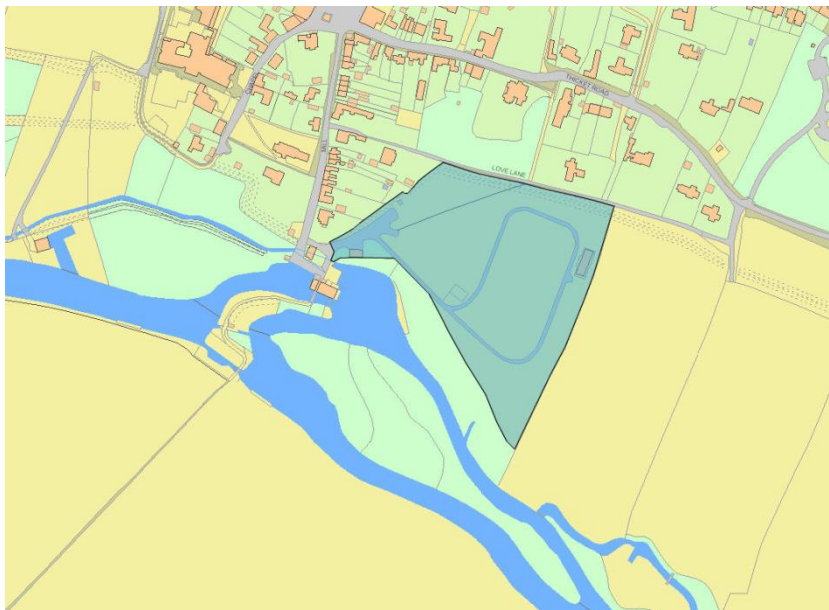
- Thicket Footpath – from the bridge at Thicket Road/Meadow Lane crossroads, down to Portabello Wood, the verge on the right hand side. This footpath is an ancient footpath said to have been used by Oliver Cromwell on his journey between home and school. The verge all along the right hand side provides a wild beauty and gives the path a very rural feel.

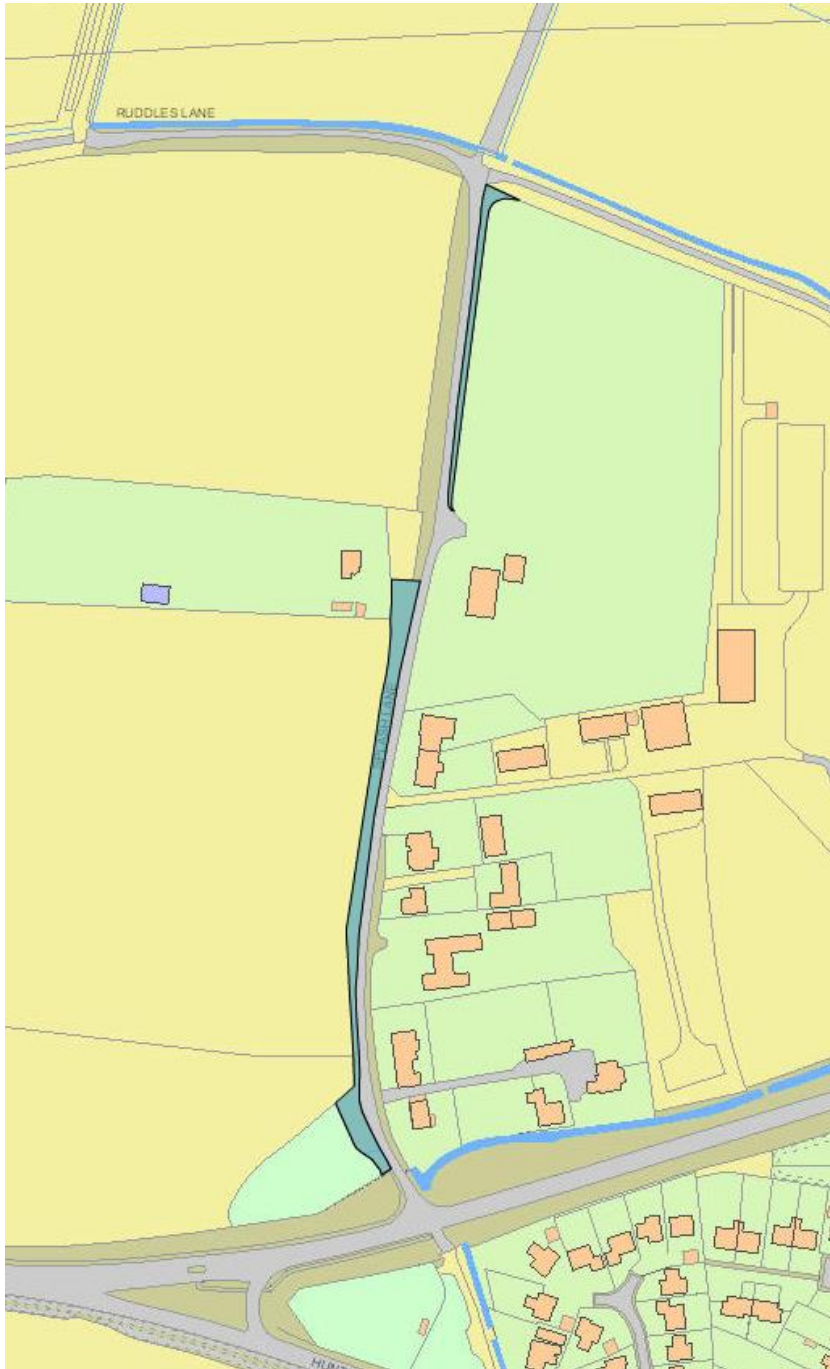


- The field on the corner of Thicket Road and Meadow Lane demonstrates ridge and furrow and provides the transition from the built environment to the open countryside and provides a sense of tranquillity towards the edge of the village.



- The National Trust car park and camp site is located at the end of Mill Street. Near the Mill is the car park and camp site, which lies on the backwater of the River Great Ouse. The camp site has been present since the sixties, initially targeted at anglers but then recognising the attraction for families and children to be able to play in the open fields. Under new ownership in the 1980s, a designated car park was established on the ridge and furrow field. Over 200 trees were planted in the 1980s which now provide a tranquil backdrop to the Mill as well as creating habitat for the associated wildlife. The car park and camp site were taken into the National Trust ownership in 1998. This now provides a valuable parking space for visitors to the village.







- Corner of Leslie Green Road and Meadow Lane the verge from Brookside up Leslie Green Road on the right-hand side is important for the trees, shrub cover and needs to be managed for wildlife.



- In front of Manor Close the two areas of green space either side of Manor Close entrance provide a green space to allow trees and bulbs to grow.

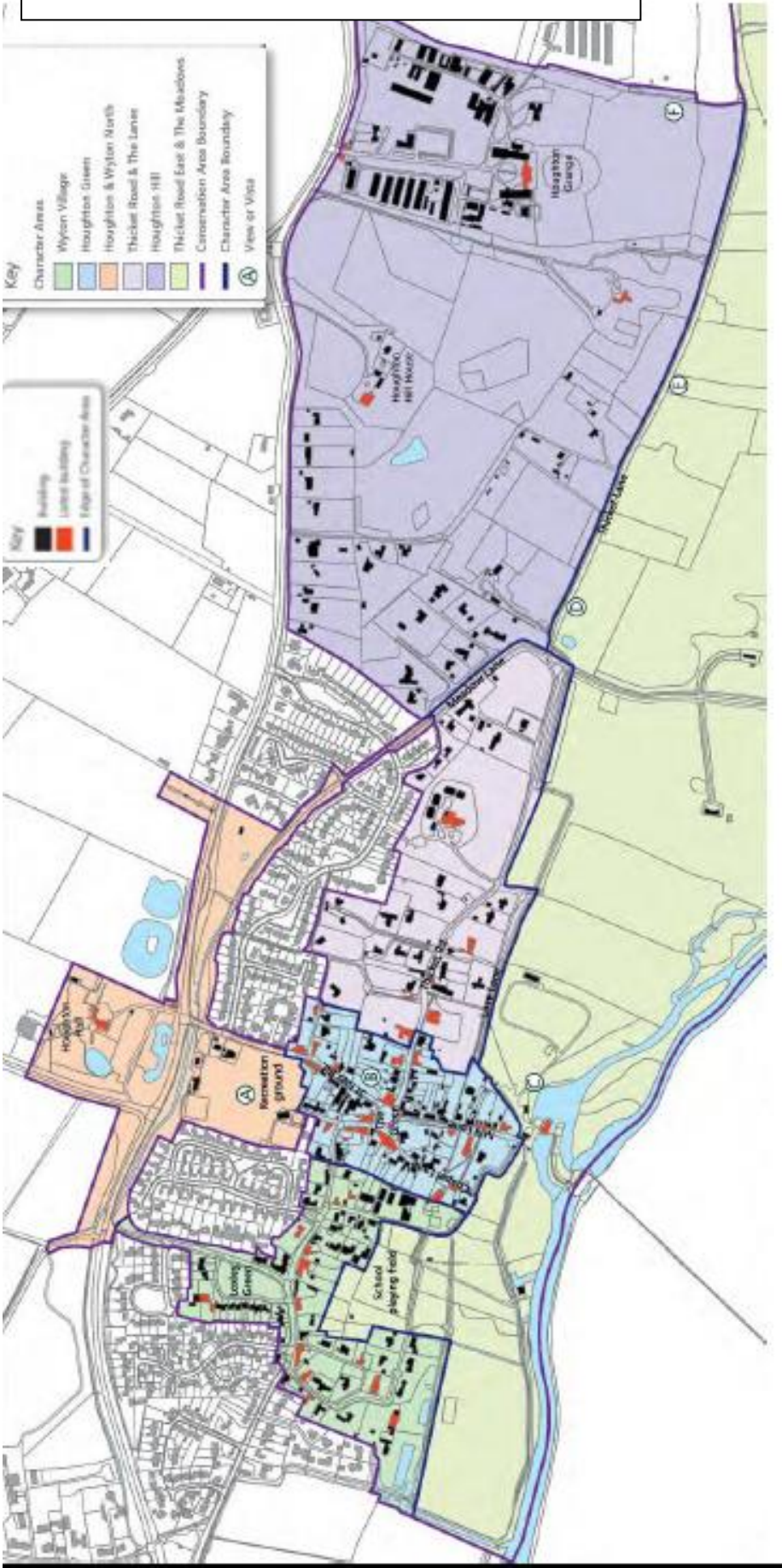


Appendix 3 – Community Action plan

The following list of actions have arisen out of the Neighbourhood Plan preparation process:

Action	Lead body	Timescale
Time Bank	Houghton & Wyton Parish Council	Short - Medium
Bus Stops	Houghton & Wyton Parish Council	Medium
Review access across the A1123	Houghton & Wyton Parish Council	Medium
Review pedestrian access from Houghton Hill across the Back Brook towards home Farm Road	Parish Council and residents	medium
To monitor ongoing usage and requirement of community buildings	Houghton & Wyton Parish Council	Medium
The verges and greens will need to be subject to a separate management plan with relevant authority/landowner	Houghton and Wyton Parish Council	Short- medium

Appendix 4 Listed buildings



- **1, the Green**
Grade II*
Huntingdon Road, Houghton, Cambridgeshire
- **1,2 and 3, Chapel Lane**
Grade II
1 Chapel Lane, Houghton, Cambridgeshire
- **3, the Lanes**
Grade II
The Lanes, Houghton, Cambridgeshire
- **Allanby Cottage**
Grade II
Thicket Road, Houghton, Cambridgeshire
- **Beth Haccерem Dolly Peg Cottages Thatched Cottages**
Grade II
Mill Street, Houghton, Cambridgeshire
- **Beth-haccерem 5**
Grade DL
9 Mill Street, Houghton, Cambridgeshire
- **Black Horse Cottage**
Grade II
Huntingdon Road, Houghton, Cambridgeshire
- **Buckley House Thrae**
Grade II
Thicket Road, Houghton, Cambridgeshire
- **Church of All Saints**
Grade I
5 Rectory Lane, Houghton, Cambridgeshire
- **Dovecote Magdalene House**
Grade II
9 Huntingdon Road, Houghton, Cambridgeshire
- **Durley Cottage**
Grade II
Rectory Lane, Houghton, Cambridgeshire
- **East Lodge to Houghton Poultry Research Station West Lodge to Houghton Poultry Research Station**
Grade II
Houghton Road, Houghton, Cambridgeshire
- **Elder Cottage**
Grade II
St Ives Road, Houghton, Cambridgeshire
- **Fernleigh Small House**
Grade II
Huntingdon Road, Houghton, Cambridgeshire
- **Glebe Cottage**
Grade II
9 Mill Street, Houghton, Cambridgeshire

- **Holme Cottage**
Grade II
Huntingdon Road, Houghton, Cambridgeshire
- **Houghton Bury**
Grade II
Thicket Road, Houghton, Cambridgeshire
- **Houghton Hill House**
Grade II
Houghton Hill Road, Houghton, Cambridgeshire
- **Houghton Mill**
Grade II*
Mill Street, Houghton, Cambridgeshire
- **Houghton Poultry Research Station**
Grade II
Houghton, Cambridgeshire
- **K6 Telephone Kiosk by Clock Tower**
Grade II
Huntingdon Road, Houghton, Cambridgeshire
- **Ladymeere**
Grade II
Houghton Hill Road, Houghton, Cambridgeshire
- **Little Dormers**
Grade II
Houghton and Wyton
- **Manor Farmhouse**
Grade II*
St Ives Road, Houghton, Cambridgeshire
- **Manor Farmhouse**
Grade II
Loxley Green, Houghton, Cambridgeshire
- **May Cottage**
Grade II
4 St Ives Road, Houghton, Cambridgeshire
- **Memorial Shelter and Clock Tower**
Grade II
Huntingdon Road, Houghton, Cambridgeshire
- **Mill House**
Grade II
Houghton Hill Road, Houghton, Cambridgeshire
- **Millers Meade**
Grade II
Houghton and Wyton
- **Monument to Potto Brown**
Grade II
Mill Street, Houghton, Cambridgeshire

- **Parish Church of St Mary**
Grade II
9 Mill Street, Houghton, Cambridgeshire
- **Provender House Scrivener's Foodstore**
Grade II
1 Chapel Lane, Houghton, Cambridgeshire
- **Riverside**
Grade II
9 Mill Street, Houghton, Cambridgeshire
- **Rose Cottage**
Grade II
Thicket Road, Houghton, Cambridgeshire
- **Schae**
Grade II
5 Rectory Lane, Houghton, Cambridgeshire
- **Silver Birches**
Grade II
St Ives Road, Houghton, Cambridgeshire
- **Soma House Wayside**
Grade II
Huntingdon Road, Houghton, Cambridgeshire
- **Stuart Cottage**
Grade II
9 Huntingdon Road, Houghton, Cambridgeshire
- **Stuart House**
Grade II
1 St Margarets Road, Houghton, Cambridgeshire
- **Sweet Briar**
Grade II
Thicket Road, Houghton, Cambridgeshire
- **Thatched Barn at Rectory Farm**
Grade II
Huntingdon Road, Houghton, Cambridgeshire
- **Thatched White Cottage**
Grade II
Green Lane, Houghton, Cambridgeshire
- **The Barn**
Grade II
Rectory Lane, Houghton, Cambridgeshire
- **The Cedars**
Grade II
Thicket Road, Houghton, Cambridgeshire
- **The Elms**
Grade II
Houghton Hill Road, Houghton, Cambridgeshire

- **The Homestead**
Grade II
Green Lane, Houghton, Cambridgeshire
- **The Lindens**
Grade II
Chapel Lane, Houghton, Cambridgeshire
- **The Manor**
Grade II
Thicket Road, Houghton, Cambridgeshire
- **The Old Rectory**
Grade II
Mere Way, Houghton, Cambridgeshire
- **The Old Rectory**
Grade II
6 Rectory Lane, Houghton, Cambridgeshire
- **Three Horse Shoes Public House**
Grade II
2 Thicket Road, Houghton, Cambridgeshire
- **Three Jolly Butchers Public House**
Grade II
Huntingdon Road, Houghton, Cambridgeshire
- **Tun Cottage**
Grade II
The Lanes, Houghton, Cambridgeshire
- **United Reform Chapel**
Grade II
Chapel Lane, Houghton, Cambridgeshire
- **Village Pump**
Grade II
1 Mill Street, Houghton, Cambridgeshire
- **Walden House**
Grade II
Laughton's Lane, Houghton, Cambridgeshire
- **West End Cottage**
Grade II
Huntingdon Road, Houghton, Cambridgeshire
- **White Cottage**
Grade II
Huntingdon Road, Houghton, Cambridgeshire

PART B - COMMUNITY ASPIRATIONS

Non-planning issues

(This does not form part of the statutory development plan – it contains community aspirations and Parish Council ambitions that cannot be included in policies in the Neighbourhood Plan)

Community Right to Bid

The Community Right to Bid (Assets of Community Value in legislation) is one of a number of new rights introduced in the Localism Act 2011.

The Community Right to Bid allows communities and parish councils to nominate buildings or land for listing by Huntingdonshire District Council as an asset of community value. An asset can be listed if its principal use furthers (or has recently furthered) their community's social well-being or social interests (which include cultural, sporting or recreational interests) and is likely to do so in the future.

When an owner of an asset that is on the list of assets of community value wishes to sell building or land, a moratorium on the sale (of up to six months) may be invoked, providing local community groups with a chance to raise finance, develop a business plan and make a bid to buy the asset on the open market.

Houghton and Wyton has currently listed the following:

- The Three Horseshoes Inn, The Green, Houghton
- The Green, Hill Estate, Houghton
- The Green, Loxley Green, Wyton
- Ye Olde Village Shop

The Neighbourhood Plan survey findings identified the issues that are important to the local community. Some of the issues identified were non-planning issues and so cannot be included in the main body of the Neighbourhood Plan. However, these issues are important to local people. To show the community that their comments have been taken into account and will be addressed by the Parish Council, all non-planning issues are included in this section.

Non planning objectives

1. To use developer contributions for community infrastructure within the local community to address impacts arising from growth.
2. To consider actions to address transport-related issues such as traffic flows (both car and non car), parking and safety within the parish.
3. To encourage retailing of locally produced farm produce.
4. To encourage the development of existing sites with already approved planning permissions (Houghton Grange & Beers Garage site) to best meet the needs of the local community.

Community infrastructure

- 13.5 Huntingdonshire District Council has a Community Infrastructure Levy (CIL) in place. New development within the district will pay the relevant CIL charge and the funding pot will be used to address infrastructure needs. Of these proceeds raised within the parish, 25% will be given directly to Houghton and Wyton Parish to spend on addressing the impacts of growth. Whilst growth is not expected to be significant and therefore proceeds from CIL relatively low, it is important to prioritise this spending on particular issues.
- 13.6 The Parish Council will use CIL receipts to address the infrastructure impacts arising from growth. Priorities for infrastructure expenditure will be reviewed regularly and will be subject to change. These include:
- A traffic survey to address traffic issues in the parish and the village.
 - Creation of a plan to improve the traffic flows, parking and appearance of the village centre.
 - Provision of a site for a new non-vehicular river crossing.
 - Replacement of existing unsuitable infrastructure items with items suitable for a rural environment including bus shelters, street lights, rubbish bins, public signs (including information signs) and public seating.
 - Pedestrian/bridleway route between Houghton Hill to Meadow Lane giving access to Home Farm Road – across the Back Brook.
- 13.7 The Parish Council will work closely with all infrastructure providers to develop and deliver the relevant infrastructure
- 13.8 Priorities for infrastructure spending will be reviewed regularly by the Parish Council
- 13.9 Some of the infrastructure projects require cooperation with the neighbouring parishes and partners. It is the Parish Council's intention that through the Neighbourhood Plan it will continue to work with its neighbours and partners on the infrastructure projects.

14 Traffic and transport

- 14.1 The Neighbourhood Plan process identified a number of transport-related issues. In particular, there are issues of traffic flow through the village and parking at the village green which it is considered would benefit from a comprehensive transport study. The funding of this has been identified detail to be found in Part B , Community Aspirations.)
- 14.2 However, there are other matters which relate to highway safety (pertaining to access from new development), parking at new developments and access by non-car modes. When there is any development of the connecting infrastructure within the parish, including roads, footpaths, cycle-ways, bridleways and towpaths, then all aspects relating to safety of the user(s) will be a prime consideration. In particular the dimensions, type of construction and surfacing, and nature of its intended use, will be assessed to ensure the safety of any user.

Highway safety – access from new development

- 14.3 The nature of the rural roads, even very close to the village, is such that they can be quite dangerous by nature of their size and the number of blind bends. This is exacerbated by the significant levels of traffic that use the main routes surrounding the village, specifically the A1123, A141 and B1090.
- 14.4 It is therefore particularly important that new development which will access these busy routes is appropriate in terms of ensuring the safety of traffic. The creation of new additional access points is generally considered to increase risks to traffic safety. If new development has the opportunity to replace an existing informal access point with a new formal access point, then this is to be encouraged. A 'formal' access point is one that provides an officially adopted method of access onto a public highway as opposed to informal access provided by, for example, a farm track.
- 14.5 Furthermore, given the additional traffic using these roads, accidents and casualties are often observed to increase when buildings are located adjacent to the roads as opposed to being set back. In some cases, accidents have resulted in significant damage to buildings (and therefore also to the vehicles involved) because of their proximity to the highway. We will work with developers and the local authorities to ensure proposals for any new development site new buildings away from the highway. This will allow natural screening to address visual, noise and air pollution.
- 14.6 The existing trees, hedges and ditches act as a safety and – in the case of the trees and hedges – sound barrier between the road traffic and buildings. We will encourage these to be preserved rather than being removed and replaced with, for example, brick walls or wooden fences.
- 14.7 The A1123, A141 and B1090 are all through routes whose capacity and safety will be affected adversely by additional access points. Appropriate developments are encouraged by this Neighbourhood plan but the Parish Council will work to encourage any new developments requiring a new access point onto these roads and that go through and past the Parish to demonstrate the positive need for it in traffic terms, through modelling and analytical work, if they are to be taken forward. Furthermore we will seek evidence to demonstrate why the usage of an existing access point, even with improvement works, would not be more appropriate.

- 14.8 For developments fronting on to the A1123, A141 and B1090 roads, we will encourage new buildings to be positioned to maximise the potential of natural screening to minimise visual, noise and air pollution. This is also to protect the safety of road users along these routes.
- 14.9 The Parish Council will request that any trees, hedges or ditches along the edge of the roadsides to be preserved, except where provision for a new access point has to be made.

15 Retailing in the countryside

- 15.1 The creation and expansion of rural businesses can contribute towards a prosperous rural economy. However, whilst promoting a strong rural economy, the NPPF also recognises the intrinsic character and beauty of the countryside, which is a valuable asset. Retail development in the countryside, if not strictly controlled, can also run counter to the objectives of sustainable development, by creating additional journeys to rural locations. It is therefore desirable to restrict development to that which primarily supports the active maintenance of land in agricultural and other appropriate land based uses, such as farm shops primarily retailing produce at, and produced upon, their own holding.
- 15.2 In considering such development, the Parish Council will support proposals where a significant proportion of produce, in terms of turnover, would originate upon the farm holding where it would be sold and providing it does not have a detrimental impact on the viability of the existing shops in the village. It would wish to restrict produce, which does not originate upon the holding, for sustainability reasons. The Parish Council will seek to resist retail proposals in rural locations where the business case is not considered to justify such a location.

16 Existing development sites - parish needs & intentions

Houghton Grange and Beers Garage Site

16.1 Houghton Grange is a significant asset within the parish. Located on the eastern edge of Houghton and Wyton village, the community wishes for it to be better incorporated into the village. This will enable it to serve the housing needs arising in the community.



16.2 The emerging Huntingdonshire Local Plan proposes land at St Ives West for a mixed use allocation (Proposed Allocation SI1), including the land at Houghton Grange which is within the parish and closest to the village. However, the plans for Houghton Grange itself should respect its location within the parish.

16.3 Houghton Grange is a brownfield site incorporating an important listed building. Outline planning permission has been granted for up to 90 dwellings and it is considered that this provides the appropriate scale of growth to satisfy the housing needs of the parish and wider area over the plan period.

16.4 However, it is vital that this addresses the needs of the local community. The chapter on housing has identified that the predominant need is for smaller properties to address the needs of first time buyers and older people, as well as to provide for declining household sizes.

16.5 Therefore it is important that development at Houghton Grange provides a substantial proportion of smaller units. This would principally one and two bed properties, with two bed properties preferred as these provide more flexibility for occupiers as their needs change.

16.6 In particular, it is important that the needs of older people and those with disabilities are properly met 73% of respondents to the survey supported part of Houghton Grange to be a retirement community. The requirement to develop properties to Lifetime Homes standards will help to achieve this.

16.7 Development should also seek to provide an element of live/work units. They would provide potential for small businesses to continue to thrive in the parish.

16.8 In order to ensure that any proposals address the requirements of the local community, it is vital that they are properly planned. A step-by-step approach to the production of a coherent plan will help to achieve this. In the early stages, it is important that the community is involved

in shaping this plan and the principles that underpin it. This can only be achieved if there are events scheduled into its production which involve the community.

16.9 The intention of this section is to ensure that where live/work units are permitted, they do not give rise to unacceptable impacts on nearby residents.

16.10 Beers Garage Site is a brownfield development site in the heart of the village and conservation area. Whatever is constructed here will help define the character of the village for generations to come. It currently has outline planning permission for 4 terraced cottages with parking and gardens at the rear reflecting the adjacent Victorian terraced houses.

Houghton Grange

16.11 In order to provide for the needs of the local community, proposals for residential development at Houghton Grange ideally shall provide the following:

- i. A balanced mix of high quality accommodation, with at least 40% of the properties being two- and one-bed properties (with two-bed properties preferred).
- ii. A number of self-build plots.
- iii. Live/work units, with the opportunity to provide for an incidental amount of financial and professional service (Class A2) or office/research/light industrial (Class B1) use. Such uses must not give rise to unacceptable impacts on the amenity of neighbouring residences.
- iv. Development to Lifetime Homes standards.

16.12 In order to ensure that any proposals meet the needs of the community, it is vital that the community is involved in establishing the principles of any plan. Community events and activities to inform this should be undertaken in conjunction with Huntingdonshire District Council and Houghton and Wyton Parish Council and should ensure extensive engagement with the local community in shaping the outputs.

Beers Garage Site

16.13 To ensure the development of the Beers Site sits well in the character area this development needs to be one cohesive development of architectural merit and identity.

16.14 The community identified the need for a mixed development comprising:

- One- or two-bedroom properties to meet the need for the over 60s as 28% of village properties have single occupancy. Only 14 dwellings in the Parish have been built specifically for this age group and these were built in the 1970s.
- Community amenity to serve the parish and the 150,000+ visitors. This site provides an ideal location to base a 'resource centre' which could comprise information about the village, village history and the Parish Office.
- Further small and independent retail outlets sought by the residents.