

**Houghton and Wyton Parish Council Planning Submission Comments:**

**Land at former Golf Course, Houghton Road, St Ives. Hybrid application:- outline application for 125 dwellings; details of access, layout, appearance and scale included (with landscaping reserved for subsequent approval). Full application for 59 dwellings as Phase 1; Change of use of land to Country Park including provision of a cycle path and drainage. Ref: 1301895OUT**

1. This Planning Application must not be determined in its present form.

If Huntingdonshire District Council were to determine the planning application taking into account the (now quashed) St.Ives West UDF, or the parts of the planning application which rely upon the UDF, then that decision would be unlawful as the Council will have taken into account irrelevant considerations in making its decision.

2. However, based upon the application as it stands, Houghton & Wyton Parish Council have provided detailed reasons using material planning guidance as set out below for rejecting the planning application and requiring further changes:

<b>Material Planning Consideration</b>	<b>Comment</b>	<b>Supporting Evidence</b>
Views of this precious landscape will be severely compromised by this development.	<p>The Old Golf Course forms part of a landscape backdrop to the historic town of St.Ives looking west (particularly from the Old Town Bridge and viaduct), the Great Ouse meadows from the south and the Hemingfords.</p> <p>The uninterrupted tree lined hill view forms a rich part of the setting of the Old Town Bridge in St. Ives a medieval bridge and classified as an ancient monument of national importance.</p> <p>Likewise the same is true of Hemingford Grey Manor a grade 1 listed building.</p> <p>The land also forms part of/the setting for the proposed Area of Outstanding Natural Beauty which would be compromised if the visual; impact of this development cannot be removed.</p> <p>The Landscape Impact assessment supplied by Barratts shows that 40% of the visual sensitivities are rated as adverse particularly from the church street, Westwood Road, Thicket Path</p>	<p>GIS/ Photographic evidence of significant views into the site. HDC's now quashed St. Ives west UDF which makes special mentions of the outstanding views both out of and into the site.</p> <p>English Heritage listings records</p> <p>Barratts Landscape Impact Assessment</p>

	<p>and many sections of the Meadows. The proposed tree screening will not sufficiently mitigate the issue. Day and Night time views will be significantly affected by the sight of roofs, solar panel reflections positioned facing south, and light pollution from external lighting for footpaths, roads and cycle ways, lights from houses and vehicles from dusk until dawn.</p> <p>Most of the natural tree screening comes from the ancient Thicket woodland which is mainly deciduous.</p> <p>With thinning which has already taken place due to the lack of a strategic management plan for the Thicket, roof tops and buildings for the school, How, Houghton Grange and now Green Acres are already visible. It will not be possible to hide tens of let alone hundreds of new houses.</p> <p>This is especially true even now in autumn and winter when leaves fall as well as at night when house, car and street light pollution will be very visible from a long way.</p> <p>The mention of well lit footways and all streets in the scheme having well lit surfaces is a concern if light pollution is not to become a major issue.</p> <p>The threat of Ash die back, Sudden Oak Death and Dutch Elm presents a 50 – 60 year problem. 70% of the Thicket is Ash and is likely to be affected at some stage.</p>	<p>Barratts Travel Plan</p> <p>HDC Country Parks department.</p>
Roof Heights	<p>According to the Design and Access Statement supplied there are 35 two and a half storey buildings which look to create 50 dwellings in total.</p> <p>Nearly half of these are located on the southern edge of the development and being taller would create the most detrimental visual impact of the site. 2.5 storey buildings should not be</p>	Design & Access Statement

	<p>located here and alternative ways should be found to create roofline interest and variety.</p> <p>Even the Landscape Impact Assessment shows the potential issue when describing views from these larger properties.</p> <p>5.2 The larger properties with a lower density are located further to the south of the site. These properties have potential views towards Hemingford Meadow and St Ives town centre.</p>	Landscape Impact Assessment
Potential negative impact upon the western gateway to the town.	The development of the Green Acres site has significantly altered the character of the western gateway into the town. Any extension to this site would ideally enhance the western approach by creating a more sympathetic entrance to this historic market town.	
The presumption in favour of development within NPPF is removed if there is significant harm to ancient monuments or listed buildings.	This includes settings and requires that the benefits of development must be proven to outweigh the harm. See above	English Heritage Listing status. Old Town Bridge (St.Ives) and Hemingford Grey Manor setting
Adding to the coalescing of Town & Village	<p>We are concerned by the repeated mentions throughout the application documents to the opportunity to extend westwards into the BBSRC field to offer a secondary access point.</p> <p>All attempts to do so must be resisted as this would remove the separation gap between Town and Village. This application should therefore only be designed and considered as a stand-alone extension to the Town.</p>	Barratts applications documents e.g. 4.2.1 of the Travel Plan
Traffic congestion is	The Transport assessment supplied	

<p>already causing major problems.</p>	<p>has been jointly commissioned by BBSRC and Barratt Homes and as such it makes assumptions by combining the potential sites. This makes the transport figures largely meaningless for a stand alone assessment of the site and singular application.</p> <p>We would like to see a properly commissioned survey for this site only, as well as a response from CC Highways before any decisions are made.</p> <p>In 2011, CCC Highways recorded c17,000 journey's per day at the Hartford and St.Ives end of the A1123 making it one of the busiest roads in Huntingdonshire. They stated that even without any further development, the A1123 would be over its capacity by 2017.</p>	<p>2011 CCC HW report re Houghton Grange.</p>
<p>Increases in pollution must be calculated and considered.</p>	<p>There are no air quality management areas in St.Ives but the lack of these does not excuse the fact that air quality particularly from queuing traffic is a problem already on Houghton Hill and needs to be properly assessed and addressed before adding to the problem with additional traffic and queuing.</p> <p>HDC has already been criticised for not having meaningful pollution targets.</p>	<p>The Cambridgeshire Local Transport Plan quotes avoiding increases in noise, dirt, fumes and air pollution. CO2 which is considered one of the biggest global threats.</p>
<p>S106 Agreement and</p>	<p>We are disappointed to read that the</p>	<p>S106 Agreement</p>

<p>protection of public space</p>	<p>once in a lifetime promise of absolute protection and placing the land for public space into trust has been diluted and become a long term lease.</p> <p>We believe there are better ways to achieve greater, more permanent protection for this land and which might constitute much better value for tax payers e.g. Local Green Space designation.</p>	<p>stating:</p> <p><b>On-site Public Open Space</b> Parks: 8.2 hectares to be provided on-site as public open space to be transferred to the Council on a long leasehold basis.</p>
	<p>According to the Design and Access Statement supplied there are 35 two and a half storey buildings which look to create 50 dwellings in total.</p> <p>Nearly half of these are located on the southern edge of the development and would create the most detrimental visual impact of the site. 2.5 storey buildings should not be located here and alternative ways should be found to create roofline interest and variety.</p> <p>Even the Landscape Impact Assessment shows the potential issue when describing views from these larger properties.</p> <p>5.2 The larger properties with a lower density are located further to the south of the site. These properties have potential views towards Hemingford Meadow and St Ives town centre.</p>	<p>Design &amp; Access Statement</p> <p>Landscape Impact Assessment</p>
<p>The Water Management system for the St.Ives area is already recognised as stretched and whilst technical solutions are possible, the actual solution, costs and timing of these is unknown.</p> <p>No approvals to any</p>	<p>The Environment Agency are already having to issue certificates for discharge levels over and above normal acceptable levels.</p> <p>Anglia Water are still completing a</p>	<p>Draft Local Plan 2013</p> <p>Anglia Water</p>

<p>scale development should be made until acceptable solutions are recognised.</p>	<p>study of water treatment requirements for the whole of the area but have said they will support this outline application only to be able insist upon appropriate conditions as well as to negotiate a settlement for the extra capacity that will be required.</p> <p>The criteria for water quality are likely to increase should the area be designated an AONB.</p>	<p>Study</p>
--	---	--------------