

Houghton and Wyton Parish Council have the following recommendation and comments to make on both the applications for residential development at The How. Refs 1201890FUL and 1201891FUL

1. **RESOLVED:** Houghton and Wyton Parish Council recommend this application should not be determined as to do so would be unlawful since the application uses and relies upon the now quashed document – The St.Ives Urban Design Framework.
2. If it were to be determined despite this, then Houghton & Wyton Parish Council recommend **REFUSAL** for the following reasons.

The building of four houses on each of the proposed sites constitutes overdevelopment and especially as it is already one of the most exposed situations on the high ground overlooking the Great Ouse Meadows.

A lot of potentially important archaeological evidence could be destroyed or damaged by this proposed development. If it does go ahead, conditions must state that full archaeological investigations must be carried out before any work starts.

The development would lead to a totally unacceptable loss of visual amenity on the views from Hemingford meadows and Hemingford Conservation Area.

The removal of trees here would increase the overbearing impact of the development.

This negative impact on the visual amenity would lead to loss of income generated by tourism.

This development would have a negative impact on the progress of plans for an Ouse Valley AONB.

The Ouse Valley is a very sensitive and nationally and locally important landscape area, this site also forms a backdrop to St Ives town and the views from Hemingford meadows.

Lighting from and around the houses would have negative impact on views and wildlife.

This development would lead to loss of important habitat for wildlife in the form of mature orchards and other trees, and increased disturbance to wildlife in the area.

The Ecology Report states that 'Traditional orchard habitat is listed as one of the 56 habitats of Principal Importance in England by Section 41 of the Natural Environment and Rural Communities Act (NERC) 2006, and its loss to enable the development of Plot A would be a significant adverse biodiversity impact.'

The A1123 in this area is very busy with several junctions and access at the proposed point would be dangerous. If the development does go ahead a 'no right turn' restriction should be placed on traffic in both directions.

A full traffic assessment of the whole area should be carried out.

This proposal does not deliver any green space or public areas for the benefit of all, and removes trees.

The applicant was responsible for the removal of many trees a few years ago, leading to the whole area being subject to TPOs. These TPOs must be enforced as the loss has had a large impact and any more loss is unacceptable.